

NEW BUSINESS
REFERRAL

10 - 8 - 19.

**PLANNING AND
ECONOMIC
DEVELOPMENT
STANDING
COMMITTEE**

City of Detroit

Alton James
Chairperson
Lauren Hood, MCD
Vice Chair/Secretary
Marcell R. Todd, Jr.
Director

CITY PLANNING COMMISSION
208 Coleman A. Young Municipal Center
Detroit, Michigan 48226
Phone: (313) 224-6225 Fax: (313) 224-4336
e-mail: cpc@detroitmi.gov

Brenda Goss Andrews
Damion Ellis
David Esparza, AIA, LEED
Gregory Pawlowski
Frederick E. Russell, Jr.
Angy Webb

October 4, 2019

HONORABLE CITY COUNCIL

RE: Request of the City of Detroit Planning and Development Department to amend Article XVII, District Map No. 45 of the 1984 Detroit City Code, Chapter 61, Zoning, by showing an M3 (General Industrial District) zoning classification where an R2 (Two-family Residential District) zoning classification currently exists on 175 parcels, generally bounded by the McGraw Avenue and W. Warren Avenue to the north, the I-94 Edsel Ford Expressway to the south and east, and 35th Street and Parkdale Avenue extended to the west. (**RECOMMEND APPROVAL**)

NATURE OF REQUEST AND PROJECT PROPOSAL

The City Planning Commission (CPC) has completed its review and deliberations on the request of the City of Detroit Planning and Development Department (P&DD) to amend Article XVII, District Map No. 45 of the 1984 Detroit City Code, Chapter 61, Zoning, by showing an M3 (General Industrial District) zoning classification where an R2 (Two-family Residential District) zoning classification currently exists on 175 parcels, generally bounded by the McGraw Avenue and W. Warren Avenue to the north, the I-94 Edsel Ford Expressway to the south and east, and 35th Street and Parkdale Avenue extended to the west.

REVIEW

The R2 district is designed to protect and enhance those areas developed or likely to develop with single- or two-family dwellings. The district regulations are designed to promote a suitable environment for homes and for activities connected with family life. The only principal uses permitted by right are single- and two-family dwellings, with limited additional uses being allowed on a conditional basis.

The M3 district is composed of property so situated as to be suitable for industrial development, but where the modes of operation of the industry may affect nearby residential uses. The purpose of this district is to permit the normal operation of certain industrial uses, subject only to those regulations needed to control congestion and to protect nearby residential districts. No new residential construction is permitted in this district with the exception of loft conversions of existing buildings and of residential uses combined in structures with permitted commercial uses. These requirements are to protect residences from an undesirable environment and to ensure reservation of adequate areas for industrial development.

The subject property is approximately 27.2 acres and is located in Council District 6. The subject parcels are currently under the ownership of the City of Detroit P&DD, Care of Detroit Building Authority (DBA), Detroit Land Bank Authority, McGraw-94 Land, LLC, Detroit Economic

Development Corporation, Darnell Jackson, Detroit Parks & Recreation, Alejandro S. Gonzales, Y Do It Yourself Construction, Nelson J Megar & Jocelyn Paredes, Lesily C Bufkin, L & E Page, and the Miles' Family Trust.

The subject property is located in Census Tract 5273. Based on the most recent census data, the total population for the area is 984. The estimated residential vacancy rate is 64%.

Proposed Development

The proposed map amendment is being requested to allow the industrial redevelopment of a largely publicly-owned, predominantly vacant underutilized site. With the Mack Avenue and St. Jean Avenue Jefferson North Assembly Plant (JNAP) and Mack Ave Fiat Chrysler Automotive (FCA) facility expansion, multiple auto suppliers are seeking large, contiguous, industrially-zoned sites on which to construct facilities, which could lead to job creation, one of the top goals of the City Administration. The Administration believes the subject site is appropriate for a supplier, given its adjacency to existing industry, its location along truck routes, and, its adjacency to the I-94 expressway. Upon the successful completion of the rezoning of this site, the Administration intends to market this location to host another automotive supplier.

BACKGROUND

The area generally bounded by I-94 to the south, Livernois Ave. on the west, Joy Rd. to the north and Epworth Ave. (Wesson Ave, south of Warren Ave.) on the east has served predominately as an industrial corridor since the early 20th century. Less than five percent of that land mass has been occupied by residential and commercial concerns, while the vast majority has hosted corporations such as Kelsey Hayes, Lear, BASF, DTE, Coca-Cola and Thyssen Steel. In 1991 the City was approached by Thyssen, offering to purchase the western 4.6 acres of the then 14.7 acre Atkinson Playfield, the remainder of which is the western end of the subject property of this rezoning request. That offer to purchase initiated the eastward industrial expansion into the neighborhood that continues today.

Due to certain Federal funds being used to acquire or improve the park, Federal and State approvals are needed to be disposed of Atkinson or any portion thereof. One of the requirements of the approval process is identification and acquisition of qualified replacement park land. As this would take some time to accomplish, CPC recommended that a study of the area be undertaken to determine the future growth and needs of the area. Over the course of the next six years, Thyssen acquired the originally requested portion of the park, private property south of the park to I-94 (including the related public rights-of-way) and finally, another 4 plus acres of the playfield. These properties were rezoned from R2 (Two Family Residential) to TM (Transitional Industrial) and some portions to PD (Planned Development) to provide protection to the neighborhood. Today, Thyssen Steel occupies the land bounded by I-94, the rail line east of Livernois, McGraw and Parkdale extended.

In June of 1997, the City Council adopted an Economic Development Corporation (EDC) Project for the area. The vision at that time acknowledged three key factors: industrial expansion, recreational need, and residential decline and vacancy east of Junction. The EDC Project Plan called for the conversion of the entire playfield for industrial use and the development of a large park and playfield east of Junction served by a renovated Kronk Recreation Center. Unfortunately, the Kronk Center suffered major damage from frozen pipes, and in 2018 a catastrophic fire, leading to the center's closure and subsequent demolition. The City's financial challenges and a failing national economy would not allow the EDC Project to be pursued.

On Thursday, October 3, 2019, the Detroit City Council's Planning and Economic Development Standing Committee submitted a recommendation of approval to effectuate the following:

- 1) Termination of the Project Plan;
- 2) Negotiation of the termination of the "Funding Agreement" by and between the City and the EDC;
- 3) Authorization of the transfer of any property acquired by the EDC to the City;
- 4) Release of the property acquired by the City and/or EDC pursuant to the project from the requirements of the Project Plan; and
- 5) Termination of the Citizens District Council created pursuant to the Project Plan as provided in Section 20(d) of Act 338 of 1974 (MCL 125.1520).

Each of these actions is intended to aid the City of Detroit Brownfield Redevelopment Authority with land assembly activity aimed at establishing market-ready industrial sites within City limits in order to attract manufacturing and logistics companies.

SURROUNDING LAND USE AND ZONING

The zoning classifications and land uses surrounding the subject area are as follows:

North: R2 & B4; Single-family residential and Commercial.

East: B4; Commercial and the I-94 expressway.

South: I-94 expressway with R2; Single-family and Two-family residential beyond.

West: TM; Developed with industrial (Thyssenkrupp Steel).

COMMUNITY MEETINGS AND THE CITY PLANNING COMMISSION PUBLIC HEARING

Four-hundred and thirty-one notices were sent out to residents and property owners within 300 radial feet of the subject site. None have been returned as undeliverable. To date, no communications via mail or telephone, either in opposition or support of the requested rezoning has been received.

On Tuesday, September 10, 2019, a community meeting was held at Onasis Coney Island, located at 8001 Livernois Avenue, regarding this proposed rezoning and development. A 120-person mailing list was used to inform the community about the meeting and convey details included on the public hearing notice signs. Fifteen members of the public were in attendance. In anticipation of the meeting, the Department of Neighborhoods District 6 Manager, Ms. Eva Torres, canvassed the occupied homes and businesses within the proposed footprint, knocking on ten doors and speaking with three people.

At the community meeting, business owners had questions about whether or not their businesses would be allowed under the proposed zoning. Residents' questions included potential park replacement; whether or not current residents will have to move, or, if private property will be bought by the developer or the City of Detroit; who the developer is; what review there will be of future development, and what input the community will have in its design; what uses would be allowed under new zoning; and the proposed truck routes. Overall, the meeting was perceived as being productive with the majority of the residents' questions being answered. Answers to some questions, of course, will have to wait until a specific development is known and a site plan is presented. There is a desire on the community's behalf to be engaged in the process.

On September 19, 2019, the City Planning Commission held a public hearing on this request. There were six members of the public in attendance, of which four rendered testimony. The participants raised questions regarding setbacks and buffers, truck traffic routes, and the continuation of

commercial uses along W. Warren Avenue. There were no comments received either in support or opposition to the proposed rezoning.

The Commission did not raise any particular concerns regarding the proposed rezoning; their questions generally focused on land ownership and elimination of blight.

MASTER PLAN CONFORMANCE

The subject site is located within the Tireman area of Neighborhood Cluster 6 of the Detroit Master Plan of Policies. The Future Land Use map for this area shows a mixture of “Medium Density Residential” and “Light Industrial” for the subject properties. An amendment will be forthcoming to show “Light Industrial” as the future intended land use for the entire site.

ANALYSIS

The proposed zoning classification of M3 would permit the requested use of a “high/medium-impact manufacturing facility” specifically an “automobile accessory manufacture (not including tires, heat treating, or foundry work) on a by-right basis.

The proposed M3 zoning classification would permit 113 by-right public, civic, institutional, retail, service, commercial and other uses. The most intensive uses in the M3 zoning classification include “Trucking terminals, transfer buildings, truck garages, recreational vehicle storage lots, and open areas for the parking of semi-trailers, buses, and other operable commercial vehicles, not including limousines and taxicabs” and “Storage or killing of poultry or small game for direct, retail sale on the premises or for wholesale trade.”

The following analysis details how the proposed rezoning either meets or fails to meet the eight approval criteria of Section 61-3-80 of the Zoning Ordinance, which must be considered in making recommendations and decisions on standard rezoning requests.

- 1) Whether the proposed amendment corrects an error or meets the challenge of some changing condition, trend or fact;

With the dramatic decline in population of the city of Detroit over the past 20 years, several of the city’s neighborhoods have virtually been emptied. Large areas of the city have been razed and currently sit vacant and blighted. The City of Detroit has taken the approach of re-energizing the manufacturing segment of our economy, creating jobs. Many publicly held properties such as those in the area of Junction and McGraw have been and are being sought for this purpose. The rezoning request is in line with this stated purpose.

- 2) Whether the proposed amendment is consistent with the Master Plan and the stated purposes of this Zoning Ordinance;

The proposed rezoning of M3 is not consistent with the Master Plan of Policies, however the Planning and Development Department is developing a Master Plan Amendment to accommodate this rezoning request.

- 3) Whether the proposed amendment will protect the health, safety, and general welfare of the public;

Given that a developer for this site has not yet been selected, the Commission cannot opine on the specific impacts a future development, not knowing the specifics of the proposed development’s operations. The vast majority of the adjacent parcels are vacant and primarily publicly owned. The

subject site located directly north of the I-94 Expressway and south of a Major Corridor (W. Warren Avenue). In general, an intensification in zoning adjacent to residentially zoned properties is not the preferred approach. However, the remaining parcels adjacent to the subject site are commercially zoned as B4. The Commission would like to review the City's strategy for mitigating any negative impacts which may occur for the few remaining residents within the area of the subject rezoning.

- 4) Whether the City and other service providers will be able to provide adequate public facilities and services to the subject property, while maintaining adequate levels of service to existing development;

The physical characteristics of the subject property will change significantly as a result of the proposed rezoning. Given the vast amount of vacancy in the subject area, the anticipated consolidation of the subject parcels, the potential for street and alley vacations (which alter the traditional street grid), it is not anticipated that there will be disruption to city services.

- 5) Whether the proposed rezoning will have significant adverse impacts on the natural environment, including air, water, soil, wildlife, and vegetation and with respect to anticipated changes in noise and regarding storm water management;

The proposed development is anticipated to create a vast amount of hard surface, where pervious green space currently exists; however stormwater management requirements should mitigate possible negative impacts.

- 6) Whether the proposed amendment will have significant adverse impacts on other property that is in the vicinity of the subject tract;

The vast majority of the adjacent uses in the immediate area are commercial and industrial. Given the sites proximity to the I-94 Expressway impacts as a result of this proposed rezoning will primarily be presented by increased and changing patterns of traffic and noise.

- 7) The suitability of the subject property for the existing zoning classification and proposed zoning classification; and

As noted previously, the existing R2 zoning classification is not conducive for the proposed uses which are industrial in nature. Before making the recommendation to pursue an M3 zoning classification, the Commission evaluated all zoning classifications and determined that the M3 zoning classification was the least intensive zoning classification that would allow for the proposed use and likely dimensional needs. Zoning Map No. 45 generally shows a mixture of R2 and B4 zoning to the north, south, east and west of the subject property. This section of the Tireman subsector is primarily developed with residential, commercial and industrial uses.

- 8) Whether the proposed rezoning will create an illegal "spot zone."

Given the commercial/industrial nature of the corridor, along with the size and proposed rezoning's consistency with the pending Master Plan amendment, the Commission is of the opinion that the proposed rezoning would not constitute an illegal "spot zone."

Suitability of the Property

In general, the Commission would prefer that existing industrially zoned land be utilized, rather than repurposing residential and recreational land in this way. However, given previous and current trends, this area appears to be in transition. Therefore, the Commission looks favorably on the

rezoning of the subject parcel to accommodate the establishment of an automobile manufacturing supplier.

CONCLUSION

The CPC is of the opinion that an M3 zoning classification is an appropriate designation consistent with the characteristics of the adjacent properties, which will allow for the establishment of industrial related uses.

The rezoning of this property from an economic development stand-point will add to the sustainability of the surrounding community by allowing the establishment of a development that is economically viable, and both creates jobs and generates tax revenue. Based on the above analysis and consistent with the approval criteria of Sec. 61-3-80 of the Zoning Ordinance, the CPC supports the rezoning request. However, it should be noted that staff's historical review of this matter caused some concern for the integrity of the record of amendments to Map No. 45, so further review may be warranted.

RECOMMENDATION

On October 3, 2019 the City Planning Commission voted to recommend approval of the request of the City of Detroit Planning and Development Department to amend Article XVII, District Map No. 45 of the 1984 Detroit City Code, Chapter 61, Zoning, by showing an M3 (General Industrial District) zoning classification where an R2 (Two-family Residential District) zoning classification currently exists on 175 parcels, generally bounded by the McGraw Avenue and W. Warren Avenue to the north, the I-94 Edsel Ford Expressway to the south and east, and 35th Street and Parkdale Avenue extended to the west. Additionally the Commission authorized staff to work the Law Department in order to reconcile any related errors on District Map No. 45. Finally, given that the pending development would be a matter of right in the M3 zoning classification, and therefore not subject to legislative site plan review, the Commission recommends that the City Council make staff level site plan review for any development chosen for this site a condition of any land sale, right-of-way, street, or alley vacation subject to Council's approval.

Lastly, the history of the Kronk Recreation Center and the many people who have come through its doors are quite significant. As part of the land transfer or when a developer is selected for the site, City Council should consider how best to ensure that history is acknowledged and commemorated.

Respectfully submitted,

ALTON JAMES,
CHAIRPERSON



Marcell R. Todd, Jr, Director
George A. Etheridge, Staff

Attachments:

Zoning Map No. 45
Ordinance

SUMMARY

An ordinance to amend Chapter 61 of the 1984 Detroit City Code, ‘*Zoning*,’ commonly known as the Detroit Zoning Ordinance, by amending Article XVII, District Map No. 45 to show an M3 (General Industrial District) zoning classification where an R2 (Two-family Residential District) zoning classification currently exists on one-hundred seventy-five parcels, bounded by McGraw Avenue, the westerly line of 35th Street (vacated), the Edsel Ford Freeway right-of-way, the alley west of and parallel to 28th Street, the alley south of and parallel to W. Warren Ave, and the alley west of and parallel to 31st Street.

1 **BY COUNCIL MEMBER** _____ :

2 **AN ORDINANCE** to amend Chapter 61 of the 1984 Detroit City Code, ‘*Zoning*,’
3 commonly known as the Detroit Zoning Ordinance, by amending Article XVII, District Map No.
4 45 to show an M3 (General Industrial District) zoning classification where an R2 (Two-family
5 Residential District) zoning classification currently exists on one-hundred seventy-five parcels,
6 bounded by McGraw Avenue, the westerly line of 35th Street (vacated), the Edsel Ford Freeway
7 right-of-way, the alley west of and parallel to 28th Street, the alley south of and parallel to W.
8 Warren Ave, and the alley west of and parallel to 31st Street.

9 **IT IS HEREBY ORDAINED BY THE PEOPLE OF THE CITY OF DETROIT THAT:**

10 **Section 1.** Article XVII, Chapter 61 of the 1984 Detroit City Code, ‘*Zoning*,’ commonly
11 known as the Detroit Zoning Ordinance, is amended as follows:

12 District Map No. 45, by showing an M3 (General Industrial District) zoning
13 classification where an R2 (Two-family Residential District) zoning classification
14 currently exists on one-hundred seventy-five parcels, bounded by McGraw
15 Avenue, the westerly line of 35th Street (vacated), the Edsel Ford Freeway right-
16 of-way, the alley west of and parallel to 28th Street, the alley south of and parallel
17 to W. Warren Ave, and the alley west of and parallel to 31st Street.

18 **Section 2.** All ordinances or parts of ordinances in conflict with this ordinance are repealed.

19 **Section 3.** This ordinance is declared necessary for the preservation of the public peace,
20 health, safety and welfare of the people of the City of Detroit.

1 **Section 4.** This ordinance shall become effective on the eighth (8th) day after publication
2 in accordance with Section 401(6) of Public Act 110 of 2006, as amended, Michigan Compiled
3 Laws Section 125.3401(6) and Section 4-118, paragraph 3, of the 2012 Detroit City Charter.

Approved as to form:



Lawrence T. García,
Corporation Counsel





Housing and Revitalization
Department

SEP 24 2019
2866

Coleman A. Young Municipal Center
2 Woodward Avenue, Suite 908
Detroit, Michigan 48226

Phone: 313.224.6380
Fax: 313.224.1629
www.detroitmi.gov

48

September 25, 2019

Detroit City Council
1340 Coleman A. Young Municipal Center
Detroit, MI 48226

RE: FY 2019-20 BUDGET AMENDMENT TO CDBG/NOF Homeless Public Service

Honorable City Council:

The Housing and Revitalization Department (HRD) hereby requests to amend the 2019-20 Community Development Block Grant (CDBG)/NOF Homeless Public Service budget to reflect the actual allocations received from the U.S. Department of Housing and Urban Development (HUD). Please see the attached spreadsheet for all account information relative to this amendment.

The fiscal year 2019-20 budget for HUD's final allocations were received after the Departmental budgets were finalized. Therefore, the budgets in this program needs to be adjusted to reflect HUD's final allocations. The Department is requesting that the revisions are approved to enable HRD to begin working with the actual allocations and community partners to facilitate the great work planned in the City of Detroit.

We respectfully request that your Honorable Body approve the attached resolution authorizing this amendment to the 2019-20 budget for the stated purpose.

Respectfully submitted,

Donald Rencher

Director

Attachment

cc: S. Washington, Mayor's Office
V. Miller, HRD

CITY OF DETROIT 2019 BUDGET

APPROVED	
BUDGET DIRECTOR	10/2/19

BY COUNCIL MEMBER _____

WHEREAS, the Detroit City Council hereby approved Fiscal Year 2019-20 City's estimated Budgets for the Community Development Block Grant (CDBG) Homeless Public Service; and

WHEREAS, the Mayor of the City of Detroit, Michael E. Duggan, is hereby authorized to amend the revised 2019-20 budget w/appropriation numbers for revenues and expenditures, including all understandings and assurances contained therein to the U.S. Department of Housing and Urban Development (HUD) in accordance with the foregoing communication; and

RESOLVED, that the Budget Director be and is hereby authorized to amend the existing budget with appropriation numbers for revenues and expenditures, to be reflected in the budget allocations for FY 2019-20 CDBG/NOF Homeless Public Service Section of the Schedule A budgeted activities as outlined in the attached spreadsheet; and

BE IT FINALLY RESOLVED, that the Finance Director be and is hereby authorized to accept and process all documents reflecting these changes.

HRD FY 19-20 BUDGET

Appr	Cost Center Num	Sponsor	AMENDED BUD (Decrease)	AMENDED BUD (Increase)	
12168	364050	HOMELESS PUBLIC SERVICE	2,475,417		
		<i>EMERGENCY SHELTER</i>			
11784	366005	Alternatives for Girls	68,906.25		
11838	366310	Cass Community Social Services (Family Project)	39,375.00		
11838	366310	Cass Community Social Services (Rotating Project)	39,375.00		
11785	366010	Coalition on Temporary Shelter (COTS)	98,437.50		
12708	367175	Community Social Services of Wayne County (Catholic Social Svcs.)	39,375.00		
11786	366015	Covenant House Michigan	64,125.00		
20338	364125	DRMM Genesis House II Chicago	52,987.50		
11882	366880	Detroit Rescue Mission (DRMM Genesis House III) Fairview	51,468.75		
20339	364126	DRMM 3rd Street	62,437.50		
11791	366040	Freedom House	37,500.00		
11801	366090	Neighborhood Service Organization (NSO)	68,906.25		
11839	366315	Operation Get Down	37,500.00		
13644	364101	Salvation Army	67,500.00		
11809	366130	YWCA Interim House	45,562.50		
		EMERGENCY SHELTER SUB-TOTAL	773,456.25	✓	
		<i>WARMING CENTERS</i>			
11838	366310	Cass Community Social Services	105,000.00		
11882	366880	Detroit Rescue Mission (DRMM Genesis House III) Fairview	107,999.96		
20339	364126	DRMM 3rd Street	75,000.00		
		WARMING CENTER SUB-TOTAL	287,999.96	✓	
		<i>HOMELESS PREVENTION</i>			
06505	360736	Legal Aid And Defender	75,000.00		
11806	366115	United Community Housing Coalition	369,589.06		
		HOMELESS PREVENTION SUB-TOTAL	444,589.06	✓	
		<i>RAPID REHOUSING</i>			
10663	363079	Neighborhood Legal Services (Wayne County)	159,371.50		
10626	363065	Southwest Solutions	75,000.00		
20684	364111	Wayne Metro Community Action	110,000.00		
		RAPID REHOUSING SUB-TOTAL	344,371.50	✓	
		<i>STREET OUTREACH</i>			
11838	366310	Cass Community Social Services	75,000.00		
11896	366920	Central United Methodist Church (NOAH)	100,000.00		
11801	366090	Neighborhood Service Organization (NSO)	75,000.00		
		STREET OUTREACH SUB-TOTAL	250,000.00	✓	
		<i>FORECLOSURE PREVENTION</i>			
11799	366080	Michigan Legal Services	150,000.00		
12168	364050	Foreclosure Prevention	225,000.23		
		FORECLOSURE PREVENTION SUB-TOTAL	375,000.23	✓	
		TOTAL HOMELESS PUBLIC SERVICE	(2,475,417)	2,475,417.00	✓



Housing and Revitalization
Department

Coleman A. Young Municipal Center
2 Woodward Avenue, Suite 908
Detroit, Michigan 48226

Phone: 313.224.6380
Fax: 313.224.1629
www.detroitmi.gov

49

October 2, 2019

Detroit City Council
Coleman A. Young Municipal Center
2 Woodward Ave., Suite 1340
Detroit, MI 48226

**Re: Request for Public Hearing to Approve an Obsolete Property Rehabilitation Certificate
on behalf of LADY MONSTER, LLC in the area 8431 OAKLAND, Detroit, Michigan, in
accordance with Public Act 146 of 2000 (Petition # 177).**

Honorable City Council:

The Housing and Revitalization Department and Finance Departments have reviewed the application of **LADY MONSTER, LLC** and find that it satisfies the criteria set forth by P.A. 146 of 2000 and would be consistent with development and economic goals of the Master Plan.

Public Act 146 of 2000 states that the legislative body of the qualified local governmental unit, shall by resolution either approve or disapprove the application for an Obsolete Property Rehabilitation Exemption Certificate in accordance with Section 8 and other provisions of this act. Prior to acting upon a resolution to recommend approval, a public hearing must be held, and the City Clerk must provide written notice of the public hearing to the assessor and to the governing body of each taxing unit that levies an ad valorem tax within the eligible district.

We request that a Public Hearing be scheduled on the issue of approving the application for the Obsolete Property Rehabilitation Certificate. Attached for your consideration, please find a resolution establishing a date and time for the public hearing.

Respectfully submitted,

A handwritten signature in blue ink, appearing to read "DR".

Donald Rencher
Director

DR/AM

cc: S. Washington, Mayor's Office
K. Trudeau, P&DD
D. Rencher, HRD
A. McLeod, HRD

BY COUNCIL MEMBER _____

WHEREAS, pursuant to Public Act No. 146 of 2000 (“the Act”) this City Council may adopt resolution which approves the application of an Obsolete Property Rehabilitation Certificate within the boundaries of the City of Detroit; and

WHEREAS, LADY MONSTER, LLC has made application for an Obsolete Property Rehabilitation Certificate whose boundaries are particularly described in the map and legal description attached hereto; and

WHEREAS, prior to such approval, the City Council shall provide an opportunity for a Public Hearing, at which Public Hearing on such adoption of a resolution providing such tax exemption, at which Public Hearing representatives of any taxing authority levying *ad valorem* taxes within the City, or any other resident or taxpayer of the City of Detroit may appear and be heard on the matter.

NOW THEREFORE BE IT

RESOLVED, that on the _____, 2019 in the City Council Committee Room, 13th floor, Coleman A. Young Municipal Center, a Public Hearing be held on the above described application and be it finally

RESOLVED, that the City Clerk shall give notice of the Public Hearing to the general public and shall give written notice of the Public Hearing by certified mail to all taxing authorities levying an *ad valorem* tax within the City of Detroit.

City of Detroit

Janice M. Winfrey
City Clerk

OFFICE OF THE CITY CLERK

Caven West
Deputy City Clerk/Chief of Staff

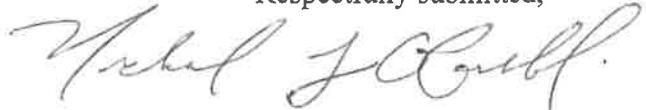
July 26, 2019

To: Maurice Cox, Director
Planning and Development Department
Coleman A. Young Municipal Center
2 Woodward Ave. Suite 908
Detroit, MI. 48226

Re: Lady Monster, LLC

Please find attached an application for Obsolete Property Rehabilitation Exemption Certificate for Property located at 8431 Oakland, Detroit, MI, 48202. (**RELATED TO PETITION #177**)

Respectfully submitted,



Michael J. O'Connell, Jr. Asst. City Council Clerk
Office of the City Clerk

81-177

Application for Obsolete Property Rehabilitation Exemption Certificate

This form is issued as provided by Public Act 146 of 2000, as amended. This application should be filed after the district is established. This project will not receive tax benefits until approved by the State Tax Commission. Applications received after October 31 may not be acted upon in the current year. This application is subject to audit by the State Tax Commission.

INSTRUCTIONS: File the original and two copies of this form and the required attachments with the clerk of the local government unit. (The State Tax Commission requires two copies of the Application and attachments. The original is retained by the clerk.) Please see State Tax Commission Bulletin 9 of 2000 for more information about the Obsolete Property Rehabilitation Exemption. The following must be provided to the local government unit as attachments to this application: (a) General description of the obsolete facility (year built, original use, most recent use, number of stories, square footage); (b) General description of the proposed use of the rehabilitated facility, (c) Description of the general nature and extent of the rehabilitation to be undertaken, (d) A descriptive list of the fixed building equipment that will be a part of the rehabilitated facility, (e) A time schedule for undertaking and completing the rehabilitation of the facility, (f) A statement of the economic advantages expected from the exemption. A statement from the assessor of the local unit of government, describing the required obsolescence has been met for this building, is required with each application. Rehabilitation may commence after establishment of district.

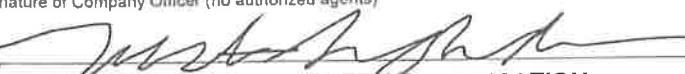
Applicant (Company) Name (applicant must be the OWNER of the facility) Lady Monster, LLC		
Company Mailing address (No. and street, P.O. Box, City, State, ZIP Code) 8240 John R St Detroit MI 48202		
Location of obsolete facility (No. and street, City, State, ZIP Code) 8431 Oakland Ave Detroit MI 48202		
City, Township, Village (indicate which) City		County Wayne
Date of Commencement of Rehabilitation (mm/dd/yyyy) February 1, 2019	Planned date of Completion of Rehabilitation (mm/dd/yyyy) February 1, 2020	School District where facility is located (include school code) Detroit Public School 82010
Estimated Cost of Rehabilitation \$300,000.00	Number of years exemption requested 12	Attach Legal description of Obsolete Property on separate sheet
Expected project likelihood (check all that apply):		
<input checked="" type="checkbox"/> Increase Commercial activity	<input type="checkbox"/> Retain employment	<input checked="" type="checkbox"/> Revitalize urban areas
<input type="checkbox"/> Create employment	<input type="checkbox"/> Prevent a loss of employment	<input checked="" type="checkbox"/> Increase number of residents in the community in which the facility is situated
Indicate the number of jobs to be retained or created as a result of rehabilitating the facility, including expected construction employment 1		
Each year, the State Treasurer may approve 25 additional reductions of half the school operating and state education taxes for a period not to exceed six years. Check the following box if you wish to be considered for this exclusion. <input type="checkbox"/>		

APPLICANT'S CERTIFICATION

The undersigned, authorized officer of the company making this application certifies that, to the best of his/her knowledge, no information contained herein or in the attachments hereto is false in any way and that all of the information is truly descriptive of the property for which this application is being submitted. Further, the undersigned is aware that, if any statement or information provided is untrue, the exemption provided by Public Act 146 of 2000 may be in jeopardy.

The applicant certifies that this application relates to a rehabilitation program that, when completed, constitutes a rehabilitated facility, as defined by Public Act 146 of 2000, as amended, and that the rehabilitation of the facility would not be undertaken without the applicant's receipt of the exemption certificate.

It is further certified that the undersigned is familiar with the provisions of Public Act 146 of 2000, as amended, of the Michigan Compiled Laws, and to the best of his/her knowledge and belief, (s)he has compiled or will be able to comply with all of the requirements thereof which are prerequisite to the approval of the application by the local unit of government and the issuance of an Obsolete Property Rehabilitation Exemption Certificate by the State Tax Commission.

Name of Company Officer (no authorized agents) Justin Snowden	Telephone Number (414) 736-3363	Fax Number
Mailing Address 8240 John R St Detroit MI	Email Address justin.snowden@gmail.com	
Signature of Company Officer (no authorized agents) 	Title Member	

LOCAL GOVERNMENT UNIT CLERK CERTIFICATION

The Clerk must also complete Parts 1, 2 and 4 on Page 2. Part 3 is to be completed by the Assessor.

Signature	Date application received
-----------	---------------------------

FOR STATE TAX COMMISSION USE

Application Number	Date Received	LCI Code
--------------------	---------------	----------

LOCAL GOVERNMENT ACTION

This section is to be completed by the clerk of the local governing unit before submitting the application to the State Tax Commission. Include a copy of the resolution which approves the application and instruction items (a) through (f) on page 1, and a separate statement of obsolescence from the assessor of record with the State Assessor's Board. All sections must be completed in order to process.

PART 1: ACTION TAKEN

Action Date: _____

Exemption Approved for _____ Years, ending December 30, _____ (not to exceed 12 years)

Denied

Date District Established	LUCI Code	School Code
---------------------------	-----------	-------------

PART 2: RESOLUTIONS (the following statements must be included in resolutions approving)

A statement that the local unit is a Qualified Local Governmental Unit.

A statement that the Obsolete Property Rehabilitation District was legally established including the date established and the date of hearing as provided by section 3 of Public Act 146 of 2000.

A statement indicating whether the taxable value of the property proposed to be exempt plus the aggregate taxable value of property already exempt under Public Act 146 of 2000 and under Public Act 198 of 1974 (IFT's) exceeds 5% of the total taxable value of the unit.

A statement of the factors, criteria and objectives, if any, necessary for extending the exemption, when the certificate is for less than 12 years.

A statement that a public hearing was held on the application as provided by section 4(2) of Public Act 146 of 2000 including the date of the hearing.

A statement that the applicant is not delinquent in any taxes related to the facility.

If it exceeds 5% (see above), a statement that exceeding 5% will not have the effect of substantially impeding the operation of the Qualified Local Governmental Unit or of impairing the financial soundness of an affected taxing unit.

A statement that all of the items described under "Instructions" (a) through (f) of the Application for Obsolete Property Rehabilitation Exemption Certificate have been provided to the Qualified Local Governmental Unit by the applicant.

A statement that the application is for obsolete property as defined in section 2(h) of Public Act 146 of 2000.

A statement that the commencement of the rehabilitation of the facility did not occur before the establishment of the Obsolete Property Rehabilitation District.

A statement that the application relates to a rehabilitation program that when completed constitutes a rehabilitated facility within the meaning of Public Act 146 of 2000 and that is situated within an Obsolete Property Rehabilitation District established in a Qualified Local Governmental Unit eligible under Public Act 146 of 2000 to establish such a district.

A statement that completion of the rehabilitated facility is calculated to, and will at the time of issuance of the certificate, have the reasonable likelihood to, increase commercial activity, create employment, retain employment, prevent a loss of employment, revitalize urban areas, or increase the number of residents in the community in which the facility is situated. The statement should indicate which of these the rehabilitation is likely to result in.

A statement that the rehabilitation includes improvements aggregating 10% or more of the true cash value of the property at commencement of the rehabilitation as provided by section 2(l) of Public Act 146 of 2000.

A statement of the period of time authorized by the Qualified Local Governmental Unit for completion of the rehabilitation.

PART 3: ASSESSOR RECOMMENDATIONS

Provide the Taxable Value and State Equalized Value of the Obsolete Property, as provided in Public Act 146 of 2000, as amended, for the tax year immediately preceding the effective date of the certificate (December 31st of the year approved by the STC).

Taxable Value		State Equalized Value (SEV)	
Building(s)			
Name of Governmental Unit		Date of Action on application	Date of Statement of Obsolescence

PART 4: CLERK CERTIFICATION

The undersigned clerk certifies that, to the best of his/her knowledge, no information contained herein or in the attachments hereto is false in any way. Further, the undersigned is aware that if any information provided is untrue, the exemption provided by Public Act 146 of 2000 may be in jeopardy.

Name of Clerk	Clerk Signature	Date	
Clerk's Mailing Address	City	State	ZIP Code
	Telephone Number	Fax Number	Email Address

Mail completed application and attachments to: Michigan Department of Treasury
State Tax Commission
P.O. Box 30471
Lansing, Michigan 48909-7971

If you have any questions, call (517) 373-2408.

For guaranteed receipt by the State Tax Commission, it is recommended that applications and attachments are sent by certified mail.

Lady Monster, LLC

Wednesday, July 24, 2019

Detroit City Council
Coleman A. Young Municipal Center
2 Woodward Ave Suite 1340
Detroit, MI 48226

RE: Request for the Establishment of an Obsolete Property Rehabilitation Certificate at 8431 Oakland Avenue

Honorable City Council:

Please accept this letter as a request to establish an Obsolete Property Rehabilitation Certificate for the property located at 8431 Oakland Avenue and described on Attachment A.

The property is located on the west side of Oakland Avenue between Philadelphia and Euclid Street. The vacant building present today was developed in 1910 and previously used as a retail shop and entertainment venue. The former mixed use commercial building is composed of two stories and a basement totaling 3,000 square feet. The property is currently vacant but boarded and maintained.

PROJECT DESCRIPTION

As the owner of the Property, we intend to renovate the property into a mixed-use building with a residential unit. Located in the Northend neighborhood, this investment represents the redevelopment of one of the few remaining historic structures on Oakland Avenue. A long-time resident of the Northend, and dedicated to investing in this neighborhood, we acquired this property and will invest approximately \$300,000 into renovations. The property has been vacant for many years.

PURPOSE OF THE OBSOLETE PROPERTY REHABILITATION DISTRICT

This project will result in the renovation of a historic structure that has been vacant for over 15 years. Residential and commercial rents in the Northend are lower than other areas of the City. Oakland Avenue has limited occupied buildings and low rent will be required to attract future tenants to take the risk of operating in this location. In additional residential rents in the Northend are lower than nearby New Center or Midtown areas. However, the improvement required are extensive as the property has been stripped and previously open to the elements prior to the recent acquisition. Without the OPRA, the property taxes would increase operating costs and make the project not feasible. The OPRA tax incentive is necessary to reduce operating costs.

Lady Monster, LLC

PROJECT ELIGIBILITY

The property located at 8431 Oakland Avenue qualifies as functionally obsolete, according to the definition in Act 381 of 1996; “the property is unable to be used adequately to perform the function for which it was intended due to the substantial loss in value.” The building is not currently being utilized to its highest and best use. The loss in value has resulted in the following:

- Outdated floor plan that cannot support modern demands for residential and commercial use
- No core systems including electrical, plumping, heating and cooling; and windows; and
- A weathered façade requiring masonry updates.

Substantial improvements are planning for this property including: reconstruction of the entrance, gut renovation of the interior, installation of new bathroom and kitchen amenities, replacement of electrical systems, new roof, replacement of interior walls, floors, and ceilings, new heating & cooling system and landscaping.

Description of Rehabilitation

We will invest \$300,000 into the rehabilitation of 8431 Oakland Avenue. . It is expected that the project will create one (1) full time equivalent (FTE) retail employment positions. Improvements include:

- All new mechanical systems including: electrical, plumbing, HVAC
- New kitchens with appliances
- New bathrooms with updated tile and fixtures
- Exterior façade repair including new windows and restoration of historic elements
- Rebuild back wall and install new flat roof
- Installation of floors, insulation, and finishings will be installed
- Fixed equipment includes: 2 furnaces and 2 air conditioning units

TIMELINE AND OPRA REQUEST

Renovation of the property is planned to commence in October 2018 and is expected to be completed in December 2018. The OPRA is being requested for the full 12 years.

BENEFITS TO THE COMMUNITY

Counter Disinvestment & Promote Community Revitalization: The project is located in the low-income Census Tract 5112 where the housing vacancy rate is estimated at 30%. The majority of commercial structures along Oakland Avenue are vacant. This investment will support the redevelopment of a vacant structure, bring new investment to this neighborhood, and attract new residents. The investment will also provide for the renovation of one of the few remaining historic structures on Oakland Avenue. The property taxes are current and the property is properly boarded and maintained. No other assistance is being requested.

Thank you for your time and consideration of this request. Should require any additional information in order to proceed, please feel free to contact the owners: Justin Snowden – justin.snowden@gmail.com

Lady Monster, LLC

Respectfully submitted,



Justin Snowden, Member

Attachment A: Site Map that includes the parcel(s) of property / Legal Description
Attachment B: Paid Receipt of Current Taxes

cc: • K. Bridges, DEGC
N. Marsh, DEGC
V. Farley, HRD

Lady Monster, LLC

ATTACHMENT A
Site Map
8431 Oakland Avenue



Tax Payer Information:
Lady Monster, LLC
8240 John R Detroit MI 48202

Property Information:
Parcel ID: 03003010

LEGAL DESCRIPTION: 8431 Oakland: W OAKLAND REAR S 32 FT 53 BELA HUBBARDS L21 P7 PLATS, W C R 3/98 32 X 49.86A
Year Built: 1910 Square Footage: 2,400 plus 600 square foot basement
Taxable Value: \$5,036 Building Status: Vacant
Building Status: Built in 1910 The Building is vacant



DISCLOSURE

As one of the two members for Lady Monster, LLC, I, Sarah Pavelko, am disclosing the intent to apply for an Obsolete Rehabilitation Tax Abatement for a property owned by an LLC I have a partial ownership interest in. The following actions will be taken to avoid a conflict of interest or a perception of conflict of interest:

- I will submit my application according the current requirements.
- A DEGC staff person will be responsible to review my application according to the City's current policy. I will not review my application.
- If my application is discussed during a meeting, I will disclose my involvement in the project and excuse myself.

City of Detroit

CITY COUNCIL

COUNCIL PRESIDENT BRENDA JONES

8431 Oakland Avenue
 Contact info: Justin Snowden
 414.736.3363
 Sarah Pavelko
 313.670.5871

INCENTIVE INFORMATION CHART:

Project Type	Incentive Type	Investment Amount	District
Mixed Use	OPRA	300,000	D5

Jobs Available							
Construction				Post Construction			
Professional	Non-Professional	Skilled Labor	Non-Skilled Labor	Professional	Non-Professional	Skilled Labor	Non-Skilled Labor
0	0	0	0		1		

Rebound Construction is a Detroit based contractor. The Company is based

1. What is the plan for hiring Detroiters? in the Northend of Detroit. New hires are based on referrals from community members and organizations such as Goodwill Flip the Script.
2. Please give a detailed description of the jobs available as listed in the above chart, i.e: job type, job qualifications, etc. This is a small job and it is not anticipated to create new jobs.
3. Will this development cause any relocation that will create new Detroit residents? Potentially. There is one residential unit.
4. Has the developer reached out to any community groups to discuss the project and/or any potential jobs? Northend Christian CDC and Oakland Avenue Artist Coalition are aware of the project and in support.
5. When is construction slated to begin? Spring 2019
6. What is the expected completion date of construction?

January 2020

*Please contact Linda Wesley at (313) 628-2993 or wesleyl@detroitmi.gov to schedule a date to attend the Skilled Trades Task Force.





CITY OF DETROIT
HOUSING AND REVITALIZATION DEPARTMENT

COLEMAN A. YOUNG MUNICIPAL CENTER
2 WOODWARD AVENUE, SUITE 908
DETROIT, MICHIGAN 48226
(313) 224-6380 • TTY:711
(313) 224-1629
WWW.DETROITMI.GOV

So

October 4, 2019

Detroit City Council
Coleman A. Young Municipal Center
2 Woodward Ave., Suite 1340
Detroit, MI 48226

**Re: Request for Public Hearing to Approve an Obsolete Property Rehabilitation Certificate
on behalf of K8 Partners LLC in the area of 2119 Field Street, Detroit, Michigan, in
accordance with Public Act 146 of 2000 (Petition #881).**

Honorable City Council:

The Housing and Revitalization Department and Finance Departments have reviewed the application of **K8 Partners LLC** and find that it satisfies the criteria set forth by P.A. 146 of 2000 and would be consistent with development and economic goals of the Master Plan.

Public Act 146 of 2000 states that the legislative body of the qualified local governmental unit, shall by resolution either approve or disapprove the application for an Obsolete Property Rehabilitation Exemption Certificate in accordance with Section 8 and other provisions of this act. Prior to acting upon a resolution to recommend approval, a public hearing must be held, and the City Clerk must provide written notice of the public hearing to the assessor and to the governing body of each taxing unit that levies an ad valorem tax within the eligible district.

We request that a Public Hearing be scheduled on the issue of approving the application for the Obsolete Property Rehabilitation Certificate. Attached for your consideration, please find a resolution establishing a date and time for the public hearing.

Respectfully submitted,

D. Scott Brinkmann, Esq.
Director of Development & Special Projects

SB/ml

cc: S. Washington, Mayor's Office
K. Trudeau, P&DD
D. Rencher, HRD
M. Langston, HRD



BY COUNCIL MEMBER

WHEREAS, pursuant to Public Act No. 146 of 2000 ("the Act") this City Council may adopt resolution which approves the application of an Obsolete Property Rehabilitation Certificate within the boundaries of the City of Detroit; and

WHEREAS, K8 Partners LLC has made application for an Obsolete Property Rehabilitation Certificate whose boundaries are particularly described in the map and legal description attached hereto; and

WHEREAS, prior to such approval, the City Council shall provide an opportunity for a Public Hearing, at which Public Hearing on such adoption of a resolution providing such tax exemption, at which Public Hearing representatives of any taxing authority levying *ad valorem* taxes within the City, or any other resident or taxpayer of the City of Detroit may appear and be heard on the matter.

NOW THEREFORE BE IT

RESOLVED, that on the 10th of October, 2019 in the City Council Committee Room, 13th floor, Coleman A. Young Municipal Center, a Public Hearing be held on the above described application and be it finally

RESOLVED, that the City Clerk shall give notice of the Public Hearing to the general public and shall give written notice of the Public Hearing by certified mail to all taxing authorities levying an *ad valorem* tax within the City of Detroit.

City of Detroit

Janice M. Winfrey
City Clerk

OFFICE OF THE CITY CLERK

Caven West
Deputy City Clerk/Chief of Staff

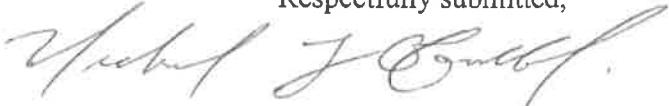
July 18, 2019

To: Maurice Cox, Director
Planning and Development Department
Coleman A. Young Municipal Center
2 Woodward Ave. Suite 908
Detroit, MI. 48226

Re: K8 Partners, LLC

Please find attached an application for Obsolete Property Rehabilitation Exemption Certificate for Property located at 2119 Field St, Detroit, MI 48214. (RELATED TO PETITION #881)

Respectfully submitted,



Michael J. O'Connell, Jr. Asst. City Council Clerk
Office of the City Clerk

Application for Obsolete Property Rehabilitation Exemption Certificate

This form is issued as provided by Public Act 146 of 2000, as amended. This application should be filed after the district is established. This project will not receive tax benefits until approved by the State Tax Commission. Applications received after October 31 may not be acted upon in the current year. This application is subject to audit by the State Tax Commission.

INSTRUCTIONS: File the original and two copies of this form and the required attachments with the clerk of the local government unit. (The State Tax Commission requires two copies of the Application and attachments. The original is retained by the clerk.) Please see State Tax Commission Bulletin 9 of 2000 for more information about the Obsolete Property Rehabilitation Exemption. The following must be provided to the local government unit as attachments to this application: (a) General description of the obsolete facility (year built, original use, most recent use, number of stories, square footage); (b) General description of the proposed use of the rehabilitated facility, (c) Description of the general nature and extent of the rehabilitation to be undertaken, (d) A descriptive list of the fixed building equipment that will be a part of the rehabilitated facility, (e) A time schedule for undertaking and completing the rehabilitation of the facility, (f) A statement of the economic advantages expected from the exemption. A statement from the assessor of the local unit of government, describing the required obsolescence has been met for this building, is required with each application. Rehabilitation may commence after establishment of district.

Applicant (Company) Name (applicant must be the OWNER of the facility) K8 Partners LLC		
Company Mailing address (No. and street, P.O. Box, City, State, ZIP Code) 175 Great Neck Road, Suite 407, Great Neck, NY 11021		
Location of obsolete facility (No. and street, City, State, ZIP Code) 2119 Field Street, Detroit, Michigan 48214		
City, Township, Village (indicate which) City of Detroit	County Wayne	
Date of Commencement of Rehabilitation (mm/dd/yyyy) 10/01/2019	Planned date of Completion of Rehabilitation (mm/dd/yyyy) 10/01/2021	School District where facility is located (include school code) Detroit
Estimated Cost of Rehabilitation \$1,715,000.00	Number of years exemption requested 12	Attach Legal description of Obsolete Property on separate sheet
Expected project likelihood (check all that apply):		
<input checked="" type="checkbox"/> Increase Commercial activity	<input checked="" type="checkbox"/> Retain employment	<input checked="" type="checkbox"/> Revitalize urban areas
<input checked="" type="checkbox"/> Create employment	<input type="checkbox"/> Prevent a loss of employment	<input checked="" type="checkbox"/> Increase number of residents in the community in which the facility is situated
Indicate the number of jobs to be retained or created as a result of rehabilitating the facility, including expected construction employment 0		
Each year, the State Treasurer may approve 25 additional reductions of half the school operating and state education taxes for a period not to exceed six years. Check the following box if you wish to be considered for this exclusion. <input type="checkbox"/>		

APPLICANT'S CERTIFICATION

The undersigned, authorized officer of the company making this application certifies that, to the best of his/her knowledge, no information contained herein or in the attachments hereto is false in any way and that all of the information is truly descriptive of the property for which this application is being submitted. Further, the undersigned is aware that, if any statement or information provided is untrue, the exemption provided by Public Act 146 of 2000 may be in jeopardy.

The applicant certifies that this application relates to a rehabilitation program that, when completed, constitutes a rehabilitated facility, as defined by Public Act 146 of 2000, as amended, and that the rehabilitation of the facility would not be undertaken without the applicant's receipt of the exemption certificate.

It is further certified that the undersigned is familiar with the provisions of Public Act 146 of 2000, as amended, of the Michigan Compiled Laws; and to the best of his/her knowledge and belief, (s)he has complied or will be able to comply with all of the requirements thereof which are prerequisite to the approval of the application by the local unit of government and the issuance of an Obsolete Property Rehabilitation Exemption Certificate by the State Tax Commission.

Name of Company Officer (no authorized agents) Joseph Roubeni	Telephone Number (516) 466-8001	Fax Number
Mailing Address 175 Great Neck, Suite 407, Great Neck, NY 11021	Email Address joseph@astralweeks.com	
Signature of Company Officer (no authorized agents) 	Title Managing Partner	

LOCAL GOVERNMENT UNIT CLERK CERTIFICATION

The Clerk must also complete Parts 1, 2 and 4 on Page 2. Part 3 is to be completed by the Assessor.

Signature	Date application received
-----------	---------------------------

FOR STATE TAX COMMISSION USE

Application Number	Date Received	LUCI Code
--------------------	---------------	-----------



July 15, 2019

Detroit City Council
Coleman A. Young Municipal Center
2 Woodward Ave Suite 1340
Detroit, MI 48226

RE: Request for the Establishment of an Obsolete Property Rehabilitation Act (OPRA) Certificate at 2119 Field Street, Detroit, Michigan 48214 for K8 Partners, LLC

Honorable City Council:

Please accept this letter as a request to establish an Obsolete Property Rehabilitation Certificate (OPRC) for the property located at 2119 Field Street, Detroit, Michigan 48214, which is referred to herein as the "Property" and described on Attachment A. The Property will be rehabilitated by the petitioner and current owner, K8 Partners LLC.

Company and Project Synopsis

K8 Partners LLC (the "Developer") was formed in 2018 and is affiliated with Astral Weeks Development ("Astral Weeks"). Astral Weeks is a privately held real estate development and management company, working primarily in the New York City region and Detroit. With a focus on dynamic urban neighborhoods, Astral Weeks develops and invests in residential, commercial, and mixed use projects. Whether through ground-up new construction or adaptive reuse projects, the company contributes to the thriving neighborhoods in which its projects are located by helping meet local demands for quality housing, community facilities, creative workspaces, and retail. Because Astral Weeks owns, operates and manages its properties, the company's approach to development is distinguished by strategic purpose and professional execution.

Astral Weeks has been active in the City of Detroit since 2014, making several property acquisitions, as well as executing on a neighborhood development strategy in Islandview/Greater Villages, including the planned rehab of approximately 60 single family and duplex homes, 15 of which have been completed and leased out or sold to date.

The Roy Company, the construction manager (CM), is a contracting firm based in Detroit, and a dedicated partner for this development. With the experience of Astral Weeks and the dedication of The Roy Company, the Developer is poised to successfully rehabilitate this historic building, providing increased housing variety in an area of Detroit ripe for building rehabilitation and increased residential density.

The proposed project contains one parcel totaling approximately 0.34 acres and is located at 2119 Field Street, Detroit, Michigan. The proposed project is bounded by the property line to the north; Field Street to the east; Kercheval Avenue to the south; and the property line to the west. The project is located in the Islandview neighborhood of Detroit, named for its proximity to Detroit's famous island park, Belle Isle. Smart Bus routes are located within a block east and west on Kercheval Avenue to provide transportation alternatives. Additionally, planned bike lanes along Kercheval Avenue and the forthcoming Beltline Greenway will connect residents to local amenities, provided increased ease of access to reach the riverfront and RiverWalk. The

***Request for Establishment of an Obsolete Property Rehabilitation Certificate at
2119 Field Street, Detroit MI 48214
for K8 Partners LLC***

property is occupied by a two-story multi-family residential building with basement currently containing approximately 11,980 square feet and constructed in 1910. The proposed redevelopment will contain approximately 11,761 square feet of living space, not including an additional 5,951 square feet of basement floor space. The building is currently uninhabitable, with roof leaks, no windows or interior partitions, and no operating utilities.

The proposed project will entail the rehabilitation of the current building into eight residential townhome apartment units. Each unit will include modern three-bedroom floorplans and finishes with private entry and exit for each unit, including covered porches that face the streets, and rear porches that access private parking.

As part of the rehabilitation, the building will be gutted to receive new utilities including electrical, water, and natural gas, new energy efficient heating, cooling and ventilation systems, new energy efficient windows and doors, and insulation, repairs to building structure and masonry will be completed as needed, and the interior wall partitions will receive new framing and finish materials, including drywall, trim, new flooring, appliances, and fixtures. The structure will be brought up to current code as applicable.

The Necessity for Tax Relief

Substantial investment is necessary to rehabilitate the area into a viable, long-term development. Additionally, the property currently contains a dilapidated and deteriorating building that will require repair and selective demolition with the property rehabilitation. The overall internal rate of return for the proposed development will be extremely low without the receipt of the Obsolete Property Rehabilitation Certificate and planned Brownfield TIF Reimbursement, and therefore, the development would not be possible without it.

The costs associated with the rehabilitation require multiple capital sources including equity contributed by K8 Partners LLC members, as well as an interim construction loan, and upon completion, a long-term loan product. In order to secure this financing and future tenants, the operating costs of the proposed renovations and redevelopment of the project need to be kept as low as possible (including property taxes).

The proposed Development included within the request will result in approximately 73 construction jobs and four full-time equivalent (FTE) jobs associated with the ongoing management and maintenance for the proposed residential development.

PA 146 Request

A 12-year abatement is being requested.

Economic Advantages of the Rehabilitation

Upon completion, the Development will return an obsolete property to productive use and will increase residential density in an area characterized by vacant land and disinvestment. Activation of this property will spur further growth and act as a catalyst for future redevelopment of numerous vacant and blighted properties along the Kercheval Avenue corridor and the surrounding neighborhoods and provide spinoff consumer spending in an area of Detroit that is currently left out of redevelopment planning.

***Request for Establishment of an Obsolete Property Rehabilitation Certificate at
2119 Field Street, Detroit MI 48214
for K8 Partners LLC***

The granting of the OPRA tax abatement will not result in any fewer taxes to the City of Detroit in the short-term or long-term. On a short-term basis approximately 73 construction jobs will be created. The GC has several Detroit-based contractors that they have used in the past and that they have requested bids from to ensure Detroit-based contractors and workers benefit from the redevelopment. In addition, should additional contractors be needed for the project, the Developer will reach out to the Skilled Trades Taskforce and/or attend D2D meetings to ensure Detroit-based contractors benefit from the development.

Upon successful redevelopment, the proposed redevelopment will create approximately four full-time equivalent (FTE) jobs related to the management and maintenance of the property. These new jobs, along with the new residents living at the development, will generate increased income taxes for the City of Detroit.

Following expiration of the 12-year abatement the building will deliver a significant increase in tax revenue. Over time, the successful redevelopment and cultural growth will have a city-wide impact.

Closing

K8 Partners LLC are a group of experienced professionals driven to redevelop dynamic urban neighborhoods just like Islandview. Through diligent development planning, K8 Partners LLC are poised to succeed with this multi-family investment in the City of Detroit.

Members of the Development team are planning to reach out to local community groups, such as the Villages Community Development Corporation and the local Detroit City Council member regarding the new ownership and anticipated improvements to receive meaningful feedback on the anticipated project.

The team is looking forward to pursuing this redevelopment and creating a community in Detroit's Islandview Neighborhood.

Respectfully Submitted,



Joseph Roubeni
Managing Partner
K8 Partners LLC
joseph@astralweeks.com
(516) 466-8001

Attachment A: Detailed Project Description

Attachment B: Parcel Map

Attachment C: Incentive Information Chart

Attachment A

Detailed Project Description

General Description

The proposed Development is located at the intersection of Kercheval Avenue and Field Street in the Islandview neighborhood of Detroit, named for Detroit's famous island park, Belle Isle. The property is bounded by the property line to the north, Field Street to the east, Kercheval Avenue to the south, and the property line to the west. The property consists of one parcel totaling approximately 0.34 acres and is outlined in the map below.



The property has historically been occupied as a multi-tenant residential building, constructed in 1910. The proposed project currently consists of a complete building rehabilitation to create eight residential townhome apartment units.

The associated address and parcel identification number can be found below, and a copy of the corresponding legal description can be found at the end of this attachment.

Smart bus routes are located within a block east and west on Kercheval Avenue to provide alternative transportation methods. Additionally, planned bike lanes along Kercheval Avenue and the forthcoming Beltline Greenway will connect residents to local amenities, providing increased ease of access to reach the riverfront and RiverWalk.

Description of Proposed Use

The proposed redevelopment will create additional housing and increased residential density in an area of Islandview that has been behind the curve for investment and redevelopment and is characterized by vacant lots and disinvestment. The project will entail the rehabilitation of the current building into eight residential townhome apartment units. The proposed development will include approximately 11,761 square feet of living space (not including an additional 5,951 square feet of basement floor space), divided into eight three-bedroom units with basements. Each unit will include modern floorplans and finishes with private entry and exit for each unit. A minimum of 20% of the units will be priced to meet affordable unit requirements for 80% of the Area Median Income (AMI).



Existing building located at 2119 Field Street

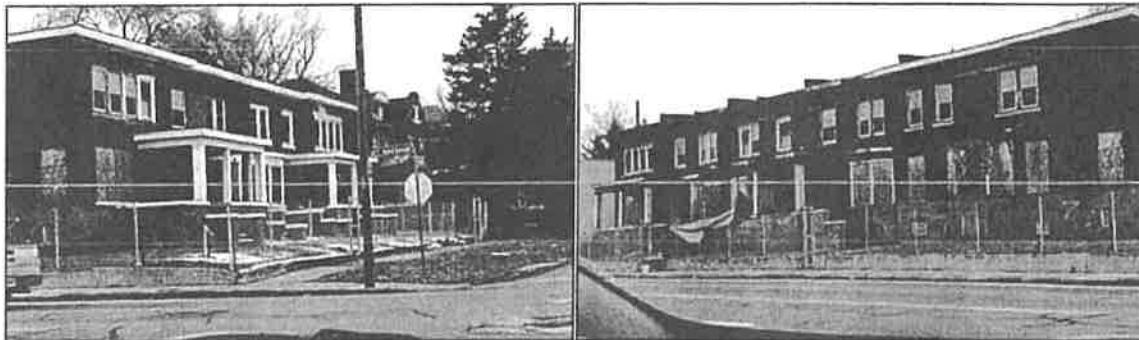
The rehabilitation will create approximately 11,761 square feet of living space, spread across the following anticipated proposed units, with an additional 5,951 square feet of basement floor space:

	Unit A	Unit B	Unit C	Unit D	Unit E	Unit F	Unit G	Unit H
1 st Floor	797	730	727	735	779	705	700	778
2 nd Floor	797	709	707	714	758	683	679	763
Basement	797	730	727	735	779	705	700	778
Total (SF)	2,391	2,169	2,161	2,184	2,316	2,093	2,079	2,319
	17,712							

The developer will create a new parking area at the rear of the property, including parking for each apartment unit. The parking area will include an automatic gate, a four foot fence, and a hedge row to screen green space from the parking lot. New concrete walkways will also be installed throughout the property.

Nature and Extent of the Rehabilitation

As part of the rehabilitation, the building will be gutted to receive new utilities including electrical, water, and natural gas, new energy efficient heating, cooling and ventilation systems, new energy efficient windows and doors, and insulation. Repairs to building structure and masonry will be completed as needed, and the interior wall partitions will receive new framing and finish materials, including drywall, trim, new flooring, appliances, and fixtures. The structure will be brought up to current code as applicable.



Existing building located at 2119 Field Street



Concept rendering of the proposed redevelopment

The Development will create residential tenant space for and encourage Detroiters to populate these spaces. These developments are necessary components crucial to attracting resident and visitor interest along with investment in this blighted area of Detroit.

K8 Partners LLC intends to apply for a 12-year real property tax abatement under the provisions of an Obsolete Property Rehabilitation Act tax abatement.

Descriptive List of the Fixed Building Equipment/Renovations

Renovations and new fixed building equipment and materials for the project include;

- Temporary Facilities; including dumpsters, construction fencing, and temporary lighting and power maintenance
- Sitework; including new water, gas, and electrical service, limited site demolition, and landscaping
- Site Utilities; including new water and gas service to the building
- Concrete; including repair or replacement of the current parking lot, sidewalks, porches, and step repairs
- Metals; including gutters, downspouts, and porch railings
- Masonry; including masonry restoration and patching, and repairs to the front porches
- Rough Carpentry; including framing, subfloor repair, installation of doors and windows
- Finish Carpentry; including stairs and wood flooring

- Thermal and Moisture Protection; including general roofing repairs; roof repairs at chimneys, front porches, gutters, and downspouts; and insulation for the exterior walls, attic, and above bay windows
- Doors and Windows; exterior doors, interior doors/frames/hardware, windows
- Equipment; including bathroom vanities; kitchen cabinets; and countertops
- Plumbing; including new sanitary main; bathtubs; toilets; sinks; and natural gas lines for range and furnace
- Mechanical; HVAC and ductwork
- Finishes; drywall, ceramic tile, and painting
- Specialties; electrical distribution, fire extinguishers and dwelling unit appliances

Total construction hard and soft cost investment is estimated at \$1.7 million, with a total project investment of \$2 million.



Newel posts and bannisters like these ca. 1910 will be refurbished where applicable

Time Schedule

Construction activities are anticipated to commence in the fall of 2019. Construction completion is anticipated for fall of 2021.

Statement of Economic Advantages

The proposed Development will bring needed investment to a residential area of Detroit's Islandview neighborhood characterized by vacancy and blight. Primary planning goals for Islandview include improving existing housing, increasing affordable housing options, increasing the variety of housing, and increasing overall resident density. The Development will address each of these goals by returning an obsolete property to the housing market and increasing density within the neighborhood. Further, the Development is located just one-quarter mile southwest of the Butzel Family Center where families can seek social services and self-help technologies designed to improve their quality of life. Offering amenities such as a computer lab, banquet hall, basketball court, baseball diamonds, tennis courts, and a playscape, Butzel Family Center has much to offer future tenants of the Development. Indeed, activation of this property along the Kercheval Avenue corridor will spur further growth and infill development, acting as a catalyst for future redevelopment of similar properties along Kercheval Avenue and throughout the Islandview neighborhood.

The granting of the tax abatement will not result in any fewer taxes to the City of Detroit in the short-term or long-term. Upon successful redevelopment, the Development will generate increased income taxes, through the new jobs and residents that the project will create.

On a short-term basis approximately 73 construction jobs will be created (12.64 full-time equivalent (FTE)). The Roy Group, the construction manager (CM), has experience and contacts to hire Detroit-based subcontractors and have reached out to the Skilled Trades Taskforce in order to ensure Detroit-based contractors benefit from the development.

On a long-term basis the proposed redevelopment associated with the Certificate will create approximately four FTE jobs and house at least eight new Detroit residents. Therefore, it is anticipated the City of Detroit will collect approximately 2.4% income tax per resident per year. The table below illustrates the resident tax impact the development will have following completion.

Residential Benefits	Annual Amount
Minimum of 8 apartment units	
Median Household Income x Units x 2.4%	\$7,948.80
\$41,400 x 8 x 2.4%	
Four FTE permanent jobs	
\$70,000 x 2 x 2.4%	\$3,360.00
\$50,000 x 1 x 2.4%	\$1,200.00
\$41,600 x 1 x 2.4%	\$998.40
Total	\$13,507.20

Additionally, there will be other indirect benefits such as spin off spending in the City that will contribute to the economic benefits produced by this investment. It will further help meet the demand for housing in Detroit, with a reported 2.6% vacancy rate across metro Detroit (Crain's, 5/13/17). As one of ten neighborhoods targeted by Detroit's second Strategic Neighborhood Fund, several hundred residential units and thousands of square feet of retail space are planned for Islandview (Crain's, 11/16/2018). These investments into the community will have long-term effects and provide sustainable principals that will retain and foster local talent that is vital to securing the City's economic future.

Following expiration of the 12-year abatement the building will deliver a significant increase in tax revenue. Over time, the successful redevelopment and cultural growth will have a city-wide impact.

Legal Description

Parcel Number: 15007454.002L

Address: 2119 Field Street

Acres: 0.344

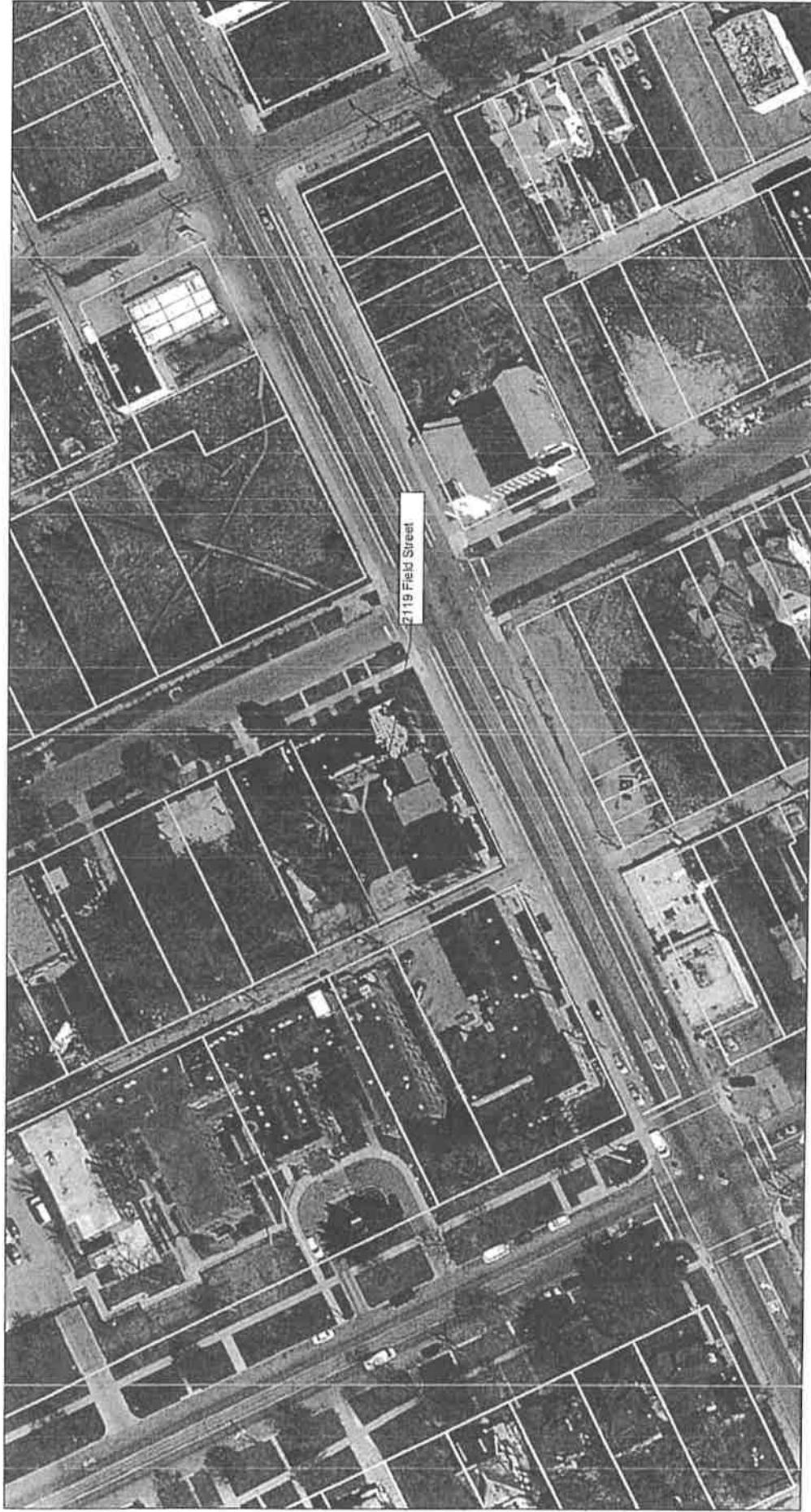
Legal Description:

W FIELD 29&30 LINDEN LAWN SUB L21 P21 PLATS, W C R 15/98 100 X 150 SPLIT ON 10/11/2018 INTO 15007454.003, 15007454.004, 15007454.005, 15007454.006, 15007454.007, 15007454.008, 15007454.009, 15007454.010;

Attachment B

Parcel Map

Wayne County Parcel Viewer



April 17, 2019



City of Windsor, SEMCOG, Esri Canada, Esri, HERE, Gemini,
INCREMENT P, USGS, EPA, USDA, AAFC, NRCan

Attachment C

Incentive Information Chart

City of Detroit
 CITY COUNCIL
 COUNCIL PRESIDENT BRENDA JONES

INCENTIVE INFORMATION CHART:

Project Type	Incentive Type	Investment Amount	District
Multi-family residential	PA 146 – OPRA	\$2 Million-\$2.34 Million	District 5

Jobs Available							
Construction				Post Construction			
Professional	Non-Professional	Skilled Labor	Non-Skilled Labor	Professional	Non-Professional	Skilled Labor	Non-Skilled Labor
2		70	1	1	3		

1. What is the plan for hiring Detroiters?

The Roy Company (the GC) has several Detroit-based contractors that they have used in the past and that they have requested bids from to ensure Detroit-based contractors and workers benefit from the redevelopment. In addition, should additional contractors be needed for the project, the Developer will reach out to the Skilled Trades Taskforce meetings to ensure Detroit-based contractors benefit from the development.

2. Please give a detailed description of the jobs available as listed in the above chart, i.e: job type, job qualifications, etc.

It is anticipated that 4 full-time equivalent (FTE) permanent jobs associated with the management and maintenance aspects of the proposed development.

The developer will be hiring skilled and non-skilled labor for all of the rehab and construction which would include roofers, framers, electricians, plumbers, heating, window installation, insulators, drywallers, painters, finish carpenters, cabinets installers, flooring, clean up, security.

3. Will this development cause any relocation that will create new Detroit residents?

There are no current residents at the subject property that will need to be relocated as a result of this development. Rather, the development will create eight new housing units that will create new Detroit residents

4. Has the developer reached out to any community groups to discuss the project and/or any potential jobs?

Members of the Development team are planning to reach out to local community groups, such as the Villages Community Development Corporation and the local Detroit City Council member regarding the new ownership and anticipated improvements to receive meaningful feedback on the anticipated project.

5. When is construction slated to begin?

Fall of 2019.

6. What is the expected completion date of construction?

Fall 2021.

*Please contact Linda Wesley at (313) 628-2993 or wesleyl@detroitmi.gov to schedule a date to attend the Skilled Trades Task Force.

Coleman A. Young Municipal Center • 2 Woodward Avenue • Suite 1340 • Detroit, Michigan 48226
(313) 224-1245 Fax (313) 224-4095





CITY OF DETROIT
OFFICE OF THE CHIEF FINANCIAL OFFICER
OFFICE OF THE ASSESSOR

COLEMAN A. YOUNG MUNICIPAL CENTER
2 WOODWARD AVENUE, SUITE 824
DETROIT, MICHIGAN 48226
(313) 224-3011 • TTY:711
(313) 224-9400
WWW.DETROITMI.GOV

August 23, 2019

Maurice Cox, Director
Planning & Development Department
Coleman A. Young Municipal Center
2 Woodward Ave, Suite 808
Detroit, MI 48226

RE: ***Obsolete Property Rehabilitation Certificate – K8 Partners LLC***

Property Address: 2119 Field Street

Parcel Numbers: 15007454.003, 15007454.004, 15007454.005, 15007454.006, 15007454.007, 15007454.008,
15007454.009, 15007454.010. New Parcel Number 15007454.002L for 2020 Assessment Roll.

Dear Mr. Cox:

The Office of the Chief Financial Officer, Office of the Assessor, has reviewed the proposed Obsolete Property Rehabilitation certificate application for the property located at **2119 Field Street** in the **Islandview** neighborhood in the City of Detroit.

The rationale for granting Obsolete Property Rehabilitation certificates under PA 146 of 2000, as amended, is based on the anticipation of increased market value upon completion of new construction and/or significant rehabilitation of existing commercial property and commercial housing property. Normal repair and maintenance are not assessed and do not necessarily generate additional market value.

The proposed project by **K8 Partners** is to rehabilitate the two-story, 11,890 square foot, apartment building with a 5,951 square foot basement built in 1910 on .344 acres of land into 8 residential townhome apartments with 3 bedroom. The units were formerly condominiums and the condominium plan was dissolved for the 2020 assessment roll. The building is currently uninhabitable with roof leaks, no windows, no interior partitions and no operating utilities. Rehabilitation will include gutting the building, repairs to building structure, new windows, new interior walls, repairing the roof, new mechanical, plumbing and electrical systems, and energy efficient heating, cooling and ventilation systems along with new apartment fixtures.

The 2019 values are as follows:

Parcel #	Address	Assessed Value (SEV)	Building Taxable Value	Assessed Value (SEV)	Land Taxable Value
15007454.002L	2119 FIELD	\$ 40,000	\$ 40,000	\$ 26,400	\$ 26,400

This property meets the criteria set forth under PA 146 of 2000, as amended. It applies to blighted, functionally obsolete and contaminated properties. "Rehabilitation," meaning that changes to qualified facilities that are required to restore or modify the property, together with all appurtenances, to an economically efficient condition.

The property located in the **Islandview** neighborhood is expected to increase commercial activity in the area, create employment, retain employment, increase in the number of residence in the community and revitalize an urban area.

A field investigation indicated that the property located at **2119 Field Street** is eligible as it pertains to the Obsolete Property Rehabilitation Act under P.A. 146 of 2000, as amended.

Sincerely,

Charles Ericson, MMAO
Assessor, Board of Assessors



Obsolete Property Rehabilitation Certificate
K8 Partners LLC
Page 2

PARCEL NUMBER	PROPERTY ADDRESS	OWNER NAME	LEGAL DESCRIPTION
15007454.002L (2020 Parcel ID)	2119 FIELD	K8 PARTNERS LLC	W FIELD 29&30 LINDEN LAWN SUB L21 P21 PLATS, W C R 15/98 100 X 150 SPLIT ON 10/11/2018 INTO 15007454.003, 15007454.004, 15007454.005, 15007454.006, 15007454.007, 15007454.008, 15007454.009, 15007454.010;
15007454.003 (2019 Parcel ID)	2119 FIELD	K8 PARTNERS LLC	W FIELD UNIT NO 1 WAYNE COUNTY CONDO PLAN NO 1059 "2119 FIELD STREET CONDOMINIUM" RECORDED L53718 P1049 DEEDS WCR 15/98 12.5%; 2,391 SQ FT SPLIT/COMBINED ON 10/11/2018 FROM 15007454.002L;
15007454.004 (2019 Parcel ID)	2119 FIELD	K8 PARTNERS LLC	W FIELD UNIT NO 2 WAYNE COUNTY CONDO PLAN NO 1059 "2119 FIELD STREET CONDOMINIUM" RECORDED L53718 P1049 DEEDS WCR 15/98 12.5%; 2,169 SQ FT SPLIT/COMBINED ON 10/11/2018 FROM 15007454.002L;
15007454.005 (2019 Parcel ID)	2119 FIELD	K8 PARTNERS LLC	W FIELD UNIT NO 3 WAYNE COUNTY CONDO PLAN NO 1059 "2119 FIELD STREET CONDOMINIUM" RECORDED L53718 P1049 DEEDS WCR 15/98 12.5%; 2,161 SPLIT/COMBINED ON 10/11/2018 FROM 15007454.002L;
15007454.006 (2019 Parcel ID)	2119 FIELD	K8 PARTNERS LLC	W FIELD UNIT NO 4 WAYNE COUNTY CONDO PLAN NO 1059 "2119 FIELD STREET CONDOMINIUM" RECORDED L53718 P1049 DEEDS WCR 15/98 12.5%; 2,184 SPLIT/COMBINED ON 10/11/2018 FROM 15007454.002L;
15007454.007 (2019 Parcel ID)	2119 FIELD	K8 PARTNERS LLC	W FIELD UNIT NO 5 WAYNE COUNTY CONDO PLAN NO 1059 "2119 FIELD STREET CONDOMINIUM" RECORDED L53718 P1049 DEEDS WCR 15/98 12.5%; 2,316 SQ FT SPLIT/COMBINED ON 10/11/2018 FROM 15007454.002L;
15007454.008 (2019 Parcel ID)	2119 FIELD	K8 PARTNERS LLC	W FIELD UNIT NO 6 WAYNE COUNTY CONDO PLAN NO 1059 "2119 FIELD STREET CONDOMINIUM" RECORDED L53718 P1049 DEEDS WCR 15/98 12.5%; 2,093 SQ FT SPLIT/COMBINED ON 10/11/2018 FROM 15007454.002L;
15007454.009 (2019 Parcel ID)	2119 FIELD	K8 PARTNERS LLC	W FIELD UNIT NO 7 WAYNE COUNTY CONDO PLAN NO 1059 "2119 FIELD STREET CONDOMINIUM" RECORDED L53718 P1049 DEEDS WCR 15/98 12.5%; 2,079 SQ FT SPLIT/COMBINED ON 10/11/2018 FROM 15007454.002L;
15007454.010 (2019 Parcel ID)	2119 FIELD	K8 PARTNERS LLC	W FIELD UNIT NO 8 WAYNE COUNTY CONDO PLAN NO 1059 "2119 FIELD STREET CONDOMINIUM" RECORDED L53718 P1049 DEEDS WCR 15/98 12.5%; 2,319 SQ FT SPLIT/COMBINED ON 10/11/2018 FROM 15007454.002L;



Obsolete Property Rehabilitation Certificate
K8 Partners LLC
Page 3

The legal description matches the OPRA certificate request.





TO: Matthew Langston, Housing and Revitalization
FROM: Esther Yang, Planning and Development
RE: Master Plan Interpretation for **Obsolete Property District** (PA 146) at 2119 Field Street
DATE: September 20, 2019
CC: Katy Trudeau, Deputy Director, Planning and Development
Alexa Bush, PDD East, Planning and Development

In order to ensure that the **creation of an Obsolete Property District** is in conformance with the City's Master Plan of Policies and will have the reasonable likelihood to increase commercial activity; create, retain or prevent a loss of employment; revitalize an urban area; or increase the number of residents in a community, pursuant to State of Michigan, Public Act 146 of 2000 (section 125.2788), the Planning and Development Department submits the following interpretation. The Petitioner of this project is K8 Partners LLC

Location and Project Proposal: Project seeks to redevelop the existing vacant 2-story residential property into (8) residential townhome apartments. The proposed development will contain approximately 11,761 square feet of living space, not including an additional 5,951 square feet of basement floor space.

Master Plan Interpretation

The subject site area is designated **Neighborhood Commercial (CN)**. Neighborhood Commercial Districts generally consist of a large collection of contiguous storefronts along a street or streets. This commercial type is pedestrian oriented with wide sidewalks and landscaping. Parking should be on the street, in structures (with ground floor retail), at the rear of commercial establishments or in concentrated nodes at the periphery of the area. In addition to commercial uses, Neighborhood Commercial areas may also include institutional uses such as libraries and post offices.

The Master Plan Future General Land use categories used on all the maps are generalized. Boundaries are not meant to be precise as to blocks or property lines. Categories are descriptive of general development recognizing that some intermixtures are permissible or desirable.

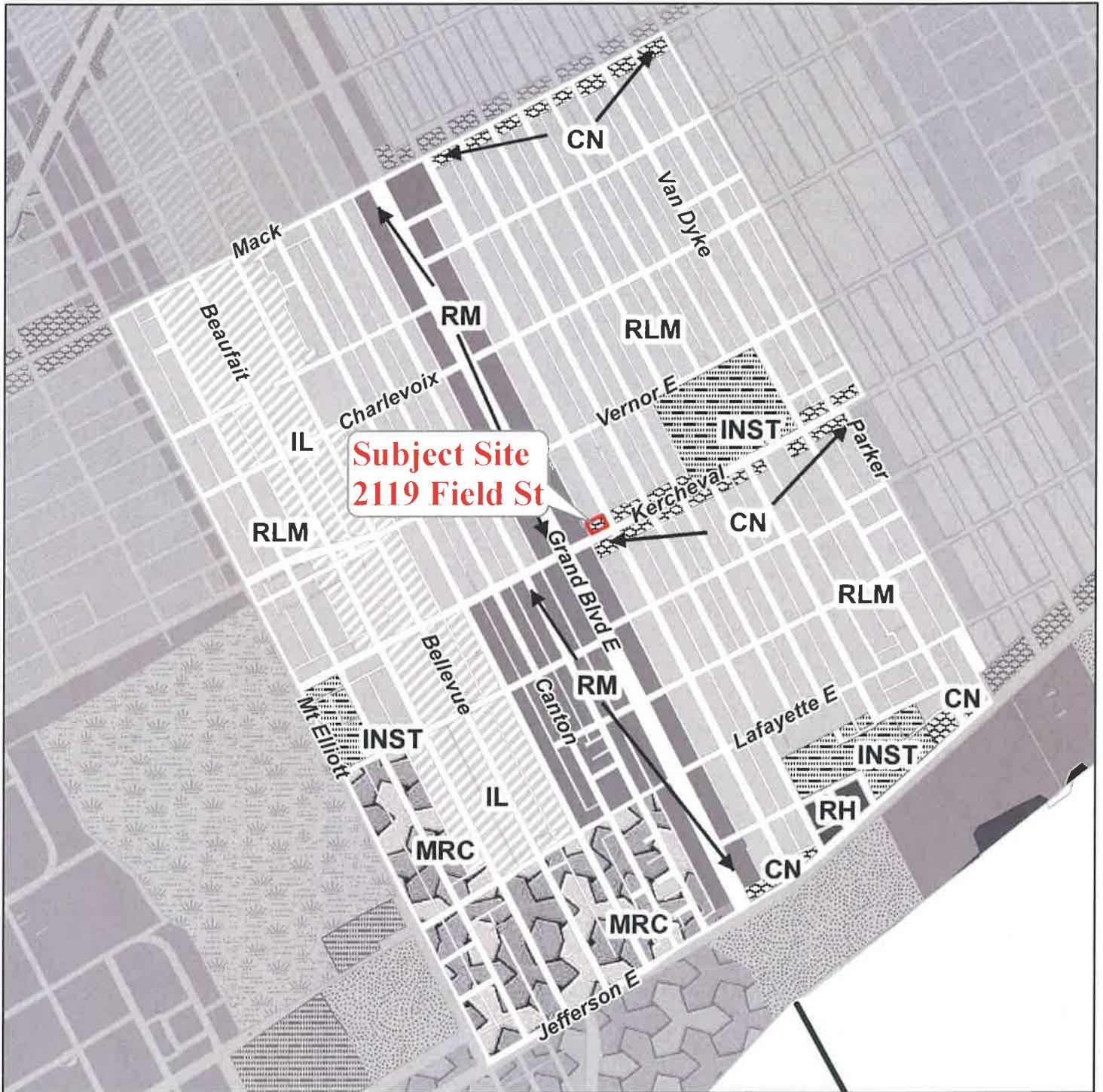
The following policies of the Butzel neighborhood describe the following recommendations:

- Goal 2 – Increase residential density
- Policy 2.1 – Redevelop the area northeast of the Mt. Elliott and Jefferson intersection as a mixture of high-density residential and commercial uses

The proposed development conforms to the Future General Land Use characteristics of the area.

Attachment

Future General Land Use Map: Neighborhood Cluster 3, Butzel, Map 3-1B



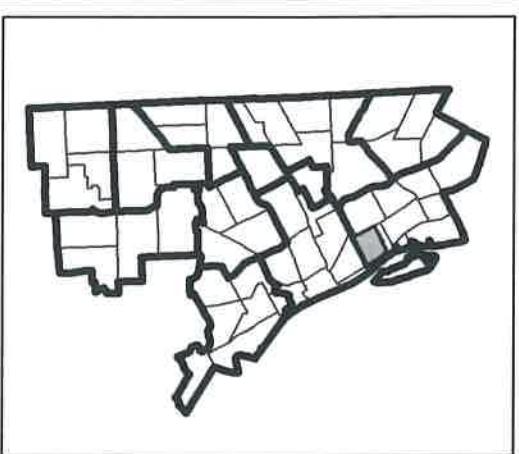
Map 3-1B
City of Detroit
Master Plan of
Policies

Neighborhood Cluster 3 Butzel



Future Land Use

Low Density Residential (RL)	Thoroughfare Commercial (CT)
Low / Medium Density Residential (RLM)	Special Commercial (CS)
Medium Density Residential (RM)	General Industrial (IG)
High Density Residential (RH)	Light Industrial (IL)
Major Commercial (CM)	Distribution / Port Industrial (IDP)
Retail Center (CRC)	Mixed - Residential / Commercial (MRC)
Neighborhood Commercial (CN)	Mixed - Residential / Industrial (MRI)
	Mixed - Town Center (MTC)
	Recreation (PRC)
	Regional Park (PR)
	Private Marina (PRM)
	Airport (AP)
	Cemetery (CEM)
	Institutional (INST)





Housing and Revitalization
Department

Coleman A. Young Municipal Center
2 Woodward Avenue, Suite 908
Detroit, Michigan 48226

Phone: 313.224.6380
Fax: 313.224.1629
www.detroitmi.gov

51

September 26th, 2019

Detroit City Council
1340 Coleman A. Young Municipal Center
Detroit, MI. 48226

RE: Request for Public Hearing to Establish an *Industrial Development District* on behalf of REAL ESTATE INTERESTS, LLC in the general area of the INTERSECTION OF MARROW AND MARSTON STREETS, Detroit, Michigan, in accordance with Public Act 198 of 1974. (Petition # 994)

The Housing and Revitalization Department has reviewed the application of **REAL ESTATE INTERESTS, LLC** and find that it satisfies the criteria set forth by P.A. 198 of 1974 and would be consistent with development and economic goals of the Master Plan.

Prior to acting upon a resolution to recommend approval, a public hearing must be held, and the City Clerk must provide written notice of the public hearing to the owners of all real property within the proposed industrial development district at which time those owners and other residents or taxpayers of the local governmental unit shall have a right to appear and be heard.

We request that a Public Hearing be scheduled on the issue of establishing an *Industrial Development District*. Attached for your consideration, please find a resolution establishing a date and time for the public hearing.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Kelly Vickers".

Kelly Vickers
HRD Associate Director, Housing Underwriting

KV/AM

cc: S. Washington, Mayor's Office
K. Trudeau, PDD
K. Vickers, HRD
A. McLeod, HRD

2018 RELEASE UNDER E.O. 14176

BY COUNCILMEMBER

WHEREAS, pursuant to Act No. 198 of the Public Acts of 1974, as amended ("PA 198"), this City Council has the authority to establish "Industrial Development Districts" and "Plant Rehabilitation Districts" within the boundaries of the City of Detroit; and

WHEREAS, REAL ESTATE INTERESTS, LLC has filed an application for an ***Industrial Development District*** whose boundaries are particularly described in the map and legal description attached hereto; and

WHEREAS, Act 198 requires \that prior to the adoption of an ***Industrial Development District***, City Council shall provide an written notice to the owners of all real property within the proposed industrial development district and shall hold a public hearing on the establishment of the industrial development district at which time those owners and other residents or taxpayer of the City of Detroit shall have a right to appear and be heard on the matter;

NOW THEREFORE BE IT

RESOLVED, that on the _____ day of _____, 2019, at _____ a.m., in the City Council Committee Room, 13th floor, Coleman A. Young Municipal Center, a Public Hearing be held on the approval of an ***Industrial Development District*** on the property referred to above and more fully described in the application attached hereto; and be it finally,

RESOLVED, that the City Clerk will provide notice of the Public Hearing to the general public by publication, and shall give written notice by certified mail to the taxing authorities and to the owners of all real property within the proposed ***Industrial Development District***.

City of Detroit
OFFICE OF THE CITY CLERK

Janice M. Winfrey
City Clerk

Vivian A. Hudson
Deputy City Clerk

DEPARTMENTAL REFERENCE COMMUNICATION

Tuesday, July 23, 2019

To: The Department or Commission Listed Below

From: Janice M. Winfrey, Detroit City Clerk

The following petition is herewith referred to you for report and recommendation to the City Council.

In accordance with that body's directive, kindly return the same with your report in duplicate within four (4) weeks.

HOUSING AND REVITALIZATION PLANNING AND DEVELOPMENT DEPARTMENT
LEGISLATIVE POLICY DIVISION LAW DEPARTMENT
FINANCE DEPARTMENT/ASSESSOR

994 *Real Estate Interests, LLC, request to establish an Industrial Development District at the intersection of Marrow and Marston Streets, Detroit, Michigan.*

The LD will lead to construction of a new plant in an existing industrial area in keeping with the City of Detroit Master Plan. The LD is critical to both the construction of the facility and ensuring that it remains competitive in the future. Following this petition, Tiberina will not make any further requests for tax abatements from the city of Detroit for this facility.

The plant requires a significant investment in both land, capital and personnel. We are requesting that the LD be applicable to the development project created for a period of twelve (12) years. The development area is eligible for LD designation pursuant to Section 2 of Public Act 198 of 1974, the Plant Rehabilitation and Industrial Development Districts Act. The project represents a "New Facility" within the meaning of MCL 207.552 (5).

The project involves construction of a new approximately 75,000 square foot hot stamping facility with the ability to expand in two successive stages of at least 75,000 square feet each. Vehicles using the company's patented U-Form technological process. The facility will be designed on a 10-acre site. Initial plant output will consist of "B-pillar" aluminum components for passenger vehicles using the company's proprietary stamping hot stamping, cold stamping and welding. The company has developed a production process include hot stamping, cold stamping and welding. The company has future expansion in mind as Tiberina expects to grow its North American business.

Tiberina has existing operations in Italy, Germany, Czech Republic, Turkey, Brazil and Argentina. The planned project represents Tiberina's first production facility in North America. Currently, the firm has expanded operations in Italy, Germany, Czech Republic, Turkey, Brazil and Argentina. Tiberina's production processes include hot stamping, cold stamping and welding. The company has developed a proprietary stamping process that allows it to create high quality structural parts out of highweight aluminum. As a result, the intended project will be designed and constructed with future expansion in mind as Tiberina expects to grow its North American business.

On behalf of Tiberina Detroit, Inc. ("Tiberina"), please accept this letter as a request to establish an industrial development district ("IDD") for the planned development of a new manufacturing facility in the city of Detroit, located north of Marsden St. and west of St. Aubin St., as shown more precisely on the map in Attachment A.

Honorable City Council:

RE: Petition for the Establishment of an Industrial Development District at the intersection of Marrow and Marsden Streets, Detroit, Michigan.

Detroit City Council
Collman A. Young Municipal Center
2 Woodward Avenue, Suite 1340
Detroit, MI 48226

July 22, 2019



We respectfully request your consideration of an Industrial Development District for the project.
Please do not hesitate to call me at 313-408-5384 with any questions.

Respectfully submitted,



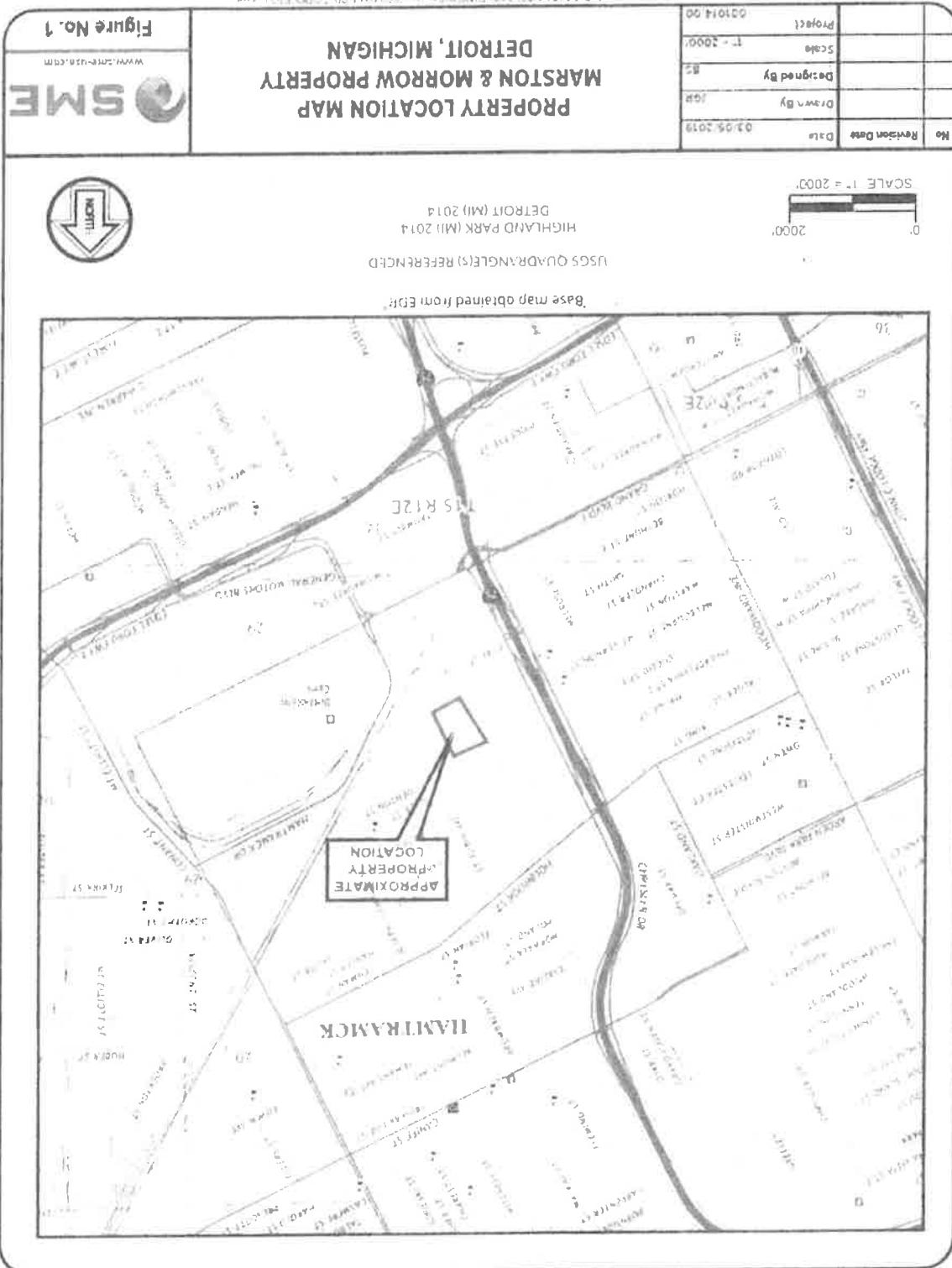
W. Emery Matthews
Managing Principal

Attachment A – Requested District

Attachment B – General Project Description

Attachment C – Renderings

Attachment D – Legal Description



ATTACHMENT A
Requested LDD Area

ATTACHMENT A

Requested IDD Area (continued)

 <p>SME Surveyors • Engineers • Land Surveyors</p>	<p>Project:</p> <p>MARSTON & MORROW PROPERTY</p>	<p>Project Location:</p> <p>DETROIT, MICHIGAN</p>	<p>Sheet Name:</p> <p>PROPERTY FEATURES DIAGRAM</p>	<p>Date:</p> <p>03/05/2019</p>	<p>Prepared By:</p> <p>JGR</p>	<p>Scale:</p> <p>1" = 150'</p>	<p>Page No.:</p> <p>2</p>
<p>GRAPHIC SCALE: 1" = 150'</p> <p>LEGEND</p> <p>— APPROPRIATE PROPERTY BOUNDARY</p> <p>[A] 150' FROM MARSHALL ST. [B] 150' FROM LEE ST. [C] 150' FROM CHURCH ST. [D] 150' FROM MARSHALL ST. [E] 150' FROM LEE ST. [F] 150' FROM CHURCH ST. [G] 150' FROM MARSHALL ST. [H] 150' FROM LEE ST. [I] 150' FROM CHURCH ST.</p>							

PROJECT SUMMARY	
GENERAL PROJECT DESCRIPTION	
ATTACHMENT B	
Project Name:	Masterson & Majorow Redevelopment
Project Location:	The Project is located north of the intersection of Alanson & Altonian Streets, west of St. Albans.
Type of Eligible Property:	Facility
Total Project Investment:	Estimated at \$18.4 million (Phase 1); \$17 million (Phase 2)
Eligible Activities:	Departmental Specific Activities include site assessment and BEA activities, due care activities, other response activities, and preparation of a Brownfield Plan and an Act 381 Work Plan.
Non-Emergency Activities include demolition, asbestos, lead, and mold abatement, institutional improvements, site preparation, and preparation of a Brownfield Plan and an Act 381 Work Plan.	
Reimbursable Costs:	\$7,697,003 (Estimated Eligible Activities) \$1,733,739 (Estimated BRA Administrative Fees) \$612,496 (Estimated State Revolving Loan Fund) \$1,204,311 (Estimated Local Brownfield Rehabilitation Fund)
Estimated Total:	\$13,336,451
Years to Repay:	Payback is projected to be complete after 19 years
Base TV:	\$141,000
New ITC Estimate:	\$5,553,702 (Phase 1 stabilized); \$10,782,081 (After Phase 2)
Project Overview:	The Project Area is currently vacant, except for a pole barn on the southern corner. The developer anticipates two phases, with construction of an industrial building on the property in each phase (approximately 74,350 square-feet in Phase 1 and approximately 63,750 square-feet in Phase 2). Construction of Phase 1 is planned for summer 2019, and completion of Phase 2 is planned in 3-4 years.

GENERAL PROJECT DESCRIPTION

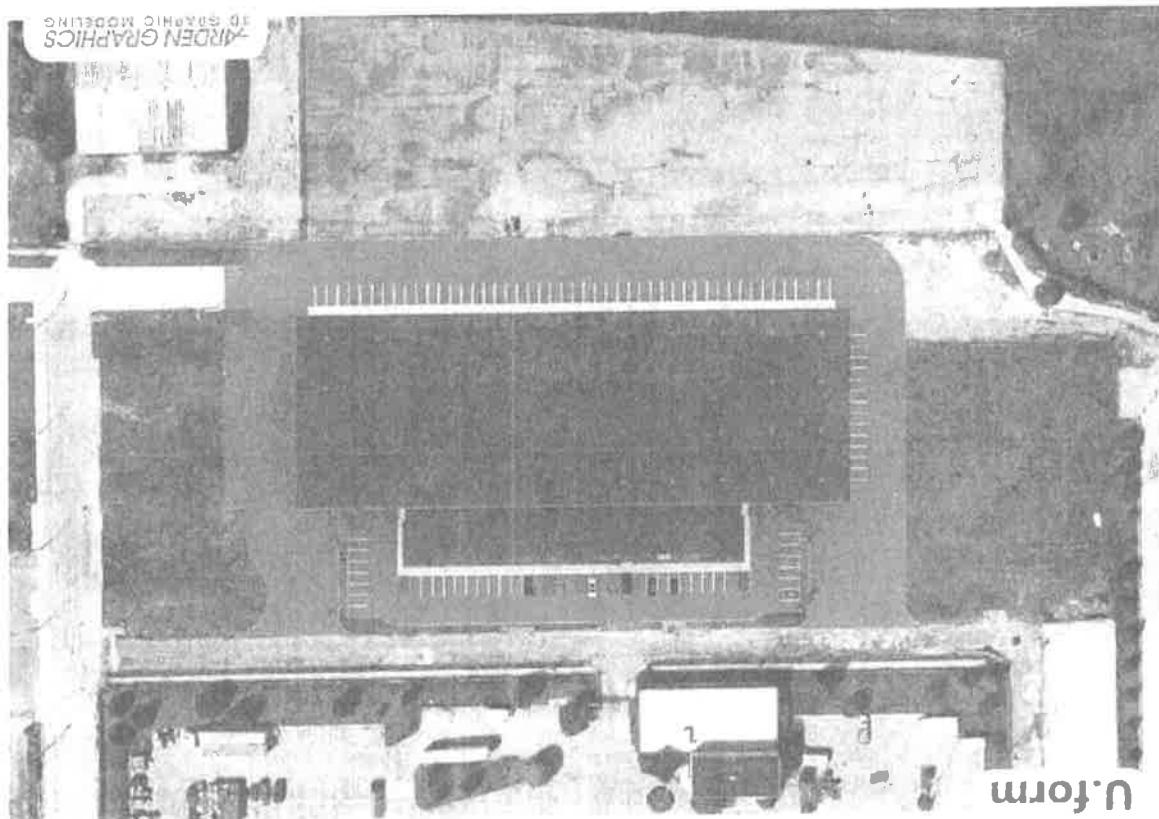
ATTACHMENT B

ATTACHMENT C
RENDERINGS

U.form



AIRDEN GRAPHICS
3D GRAPHIC SERVICES



ATTACHMENT C
RENDERINGS (continued)

22-July-19

**ATTACHMENT D
LEGAL DESCRIPTION**

ENGINEERS

NE

• = SET IRON
○ = FOUND IRON
LEGEND

NFE

ENGINEERS

NOVAK & FIRIUS ENGINEERS
4677 WOODWARD AVE
DETROIT, MI 48218-3032
TEL (313) 332-7331
FAX (313) 332-8257

PARENT PARCEL
P.O.B.

PARCEL Split

NELY CORNER OF LOT 81

HOLBROOK AVENUE

P.L.N.: 20-32-378-017

Parent Parcel

SCALE: 1" = 300' DATE: 03-07-2019 DRAWN: KJN JOB NO: K848 SHEET 1 of 4

Parcel Split

Parent Parcel

LEGAL DESCRIPTION - PARENT PARCEL

Containing lots 1 thru 44 and lots 110 thru 153, both inclusive, and part of lots 45 and 109, including all vacated streets and vacated alleys contained within or adjacent thereto, and all of vacated Vulcan Avenue (30 feet wide) adjacent thereto of WM Y. HAMLIN'S SUBDIVISION OF LOTS 19 AND 20 OF HOLBROOK'S SUBD. OF QUARTER SECTION 42 10,000 ACRE TRACT, according to the plat thereof as recorded in Liber 9 of Plats, page 61, Wayne County Records, also part of Outlets Lots 21 and 22 of SUBDIVISION OF LOTS 5, 6, 7 & 8 IN QUARTER SECTION 42 AND LOTS 16, 17 & 18 IN QUARTER SECTION 41 AND THE EAST PART OF QUARTER SECTION 43 OF THE TEN THOUSAND ACRE TRACT, according to the plat thereof as recorded in Liber 1 of Plots, page 211, Wayne County Records, also Lots 1 thru 72, inclusive, and all of vacated Fordyce Avenue (50 feet wide) and all of vacated Morrow Avenue (platted as Dequindre Street - 66 feet wide) and half of vacated Marston Avenue (platted as Lincoln Avenue - variable width) of WILKINS SUBD'VN OF A PART OF 1/4 SEC'S 58 & 59 10000 ACRE TRACT, according to the plat thereof as recorded in Liber 11 of Plots, page 59, Wayne County Records, being more particularly described as:

Commencing at the Northeasterly corner of Lot 81 of said WM Y. HAMLIN'S SUBDIVISION, also being the intersection of the Southerly line of Holbrook Avenue (66 feet wide) and the Westerly line of St. Aubin Avenue (60 feet wide); thence South 27 degrees 38 minutes 41 seconds East (Platted as South 26 degrees 02 minutes East) 1078.40 feet along the Westerly line of said St. Aubin Avenue for a PLACE OF BEGINNING; thence the following three (3) courses along the Westerly line of said St. Aubin Avenue: South 27 degrees 38 minutes 41 seconds East (platted as South 26 degrees 02 minutes East) 1243.76 feet, South 27 degrees 43 minutes 15 seconds East (platted as South 26 degrees 02 minutes East) 60.00 feet and South 27 degrees 34 minutes 04 seconds East (platted as South 26 degrees 02 minutes East) 107.56 feet; thence South 62 degrees 19 minutes 57 seconds West (platted as South 63 degrees 40 minutes West and South 64 degrees West) 277.04 feet along the Southerly line of said vacated Vulcan Avenue, and along the Northerly line of said WILKIN'S SUBD'VN and along the Southerly line of Quarter Section 42 and the Northerly line of Quarter Section 59, thence South 27 degrees 42 minutes 42 seconds East (platted as South 26 degrees East) 739.89 feet along the Easterly line of said vacated Fordyce Avenue and the westerly line of lots 73 thru 96, inclusive, of said WILKINS SUBD'VN; thence South 62 degrees 18 minutes 44 seconds West (platted as South 64 degrees West) 360.78 feet along the Northerly line of said Marston Avenue; thence South 21 degrees 56 minutes 27 seconds East 3015 feet; thence South 62 degrees 18 minutes 08 seconds West 210.33 feet along the centerline of said vacated Marston Avenue; thence North 31 degrees 53 minutes 49 seconds West 2152.82 feet along the Easterly line of the Grand Trunk Western Railroad (GTWRR), thence the following four (4) courses along an existing chain link fence: North 58 degrees 18 minutes 41 seconds East 439.21 feet, North 65 degrees 10 minutes 48 seconds East 49.77 feet, North 66 degrees 54 minutes 44 seconds East 117.90 feet and North 60 degrees 07 minutes 39 seconds East 404.91 feet to the Place of Beginning, containing 41.20 acres of land, more or less, and subject to easements, conditions, restrictions, and exceptions of record, if any.



ENGINEERS

NOWAK & FRAUS ENGINEERS
46777 WOODWARD AVE.
PONTIAC, MI 48342-5032

TEL. (248) 332-7931
FAX. (248) 332-8257

PREPARED FOR
ICP, LLC

SCALE	DATE	DRAWN	JOB NO.	SHEET
N.T.S.	03-07-2019	KN	K848	2 of 4

Parcel Split Proposed Parcels

LEGAL DESCRIPTION - PARCEL A

Lots 1 thru 72, inclusive, and all of vacated Fordyce Avenue (50 feet wide) and all of vacated Morrow Avenue (Plotted as Dequindre Street – 66 feet wide) and the North 1/2 of vacated Marston Avenue (Plotted as Lincoln Avenue – Variable Width) lying adjacent to said Lot 24 of "WILKINS SUBDIVISION OF A PART OF 1/4 SECTION'S 58 & 59 10,000 ACRE TRACT", as recorded in Liber 11 of Plats, on page 59, Wayne County Records, being more particularly described as follows:

Beginning at the Northwest Corner of said Lot 1; thence North 62 degrees 19 minutes 57 seconds East along the North Line of said "WILKINS SUBDIVISION OF A PART OF 1/4 SECTION'S 58 & 59 10,000 ACRE TRACT", 630.49 feet to the intersection of said North line and the East line of said Vacated Fordyce Avenue; thence South 27 degrees 42 minutes 42 seconds East along the East line of said Vacated Fordyce Avenue, 739.89 feet to a point on the North line of Marston Avenue (Plotted as Lincoln Avenue – 80 feet wide); thence South 62 degrees 18 minutes 44 seconds West along said North line of Marston Avenue, 360.78 feet; thence South 21 degrees 56 minutes 27 seconds East, 30.15 feet to a point on the centerline of Vacated Marston Avenue (Plotted as Lincoln Avenue – 60 feet wide); thence South 62 degrees 18 minutes 08 seconds West along said centerline, 210.33 feet; thence North 31 degrees 53 minutes 49 seconds West along the Easterly line of Grand Trunk Railroad, 772.23 feet to the Point of Beginning.

Containing 452,909 Square Feet or 10.40 Acres of land.

LEGAL DESCRIPTION - PARCEL B

Containing Lots 1 thru 44 and Lots 110 thru 153, both inclusive, and part of Lots 45 and 109, including all of vacated Streets and Vacated Alleys contained within or adjacent thereto, and all of vacated Vulcan Avenue (30 feet wide) adjacent thereto of "WM. Y. HAMLIN'S SUBDIVISION OF LOTS 19 AND 20 OF HOLBROOK'S SUBDIVISION OF QUARTER SECTION 42 10,000 ACRE TRACT", according to the plat thereof as recorded in Liber 9 of Plats, page 61, Wayne County Records, also part of Outlots 21 and 22 of "SUBDIVISION OF LOTS 5, 6, 7 & 8 IN QUARTER SECTION 42 AND LOTS 16, 17 & 18 IN QUARTER SECTION 41 AND THE EAST PART OF QUARTER SECTION 43 OF THE TEN THOUSAND ACRE TRACT", according to the plat thereof as recorded in Liber 1 of Plats, page 211, Wayne County Records, being more particularly described as follows:

Commencing at the Northeasterly corner of Lot 81 of said "WM. Y. HAMLIN'S SUBDIVISION OF LOTS 19 AND 20 OF HOLBROOK'S SUBDIVISION OF QUARTER SECTION 42 10,000 ACRE TRACT", also being the intersection of the Southerly line of Holbrook Avenue (66 feet wide) and the Westerly line of St. Aubin Avenue (60 feet wide); thence South 27 degrees 38 minutes 41 seconds East along the Westerly line of said St. Aubin Avenue, 1078.40 feet to the Point of Beginning; thence the following three (3) courses along the Westerly line of said St. Aubin Avenue: 1) South 27 degrees 38 minutes 41 seconds East, 1243.76 feet and 2) South 27 degrees 43 minutes 15 seconds East, 60.00 feet and 3) South 27 degrees 34 minutes 04 seconds East, 107.56 feet; thence South 62 degrees 19 minutes 57 seconds West along the Southerly line of said vacated Vulcan Avenue, as extended, also being the Northerly line of "WILKINS SUBDIVISION OF A PART OF 1/4 SECTION'S 58 & 59 10,000 ACRE TRACT", as recorded in Liber 11 of Plats, on page 59, Wayne County Records, 907.53 feet; thence North 31 degrees 53 minutes 49 seconds West along the Easterly line of Grand Trunk Railroad, 1380.59 feet; thence the following four (4) courses along on existing chain link fence: 1) North 58 degrees 18 minutes 41 seconds East, 439.21 feet and 2) North 65 degrees 10 minutes 48 seconds East, 49.77 feet and 3) North 66 degrees 54 minutes 44 seconds East, 117.90 feet and 4) North 60 degrees 07 minutes 39 seconds East, 404.91 feet to the Point of Beginning.

Containing 1,341,866 Square Feet or 30.80 Acres of land.



NOWAK & FRAUS ENGINEERS

46777 WOODWARD AVE.

PONTIAC, MI 48342-5032

TEL. (248) 332-7931

FAX (248) 332-8257

PREPARED FOR:

ICP, LLC

SCALE

DATE

DRAWN

JOB NO.

SHEET

N.T.S.

03-07-2010

K.N.

K848

4 of 4

2019-07-23

994

*Petition of Real Estate Interests, LLC,
request to establish an Industrial
Development District at the
intersection of Marrow and Marston
Streets, Detroit, Michigan.*

REFERRED TO THE FOLLOWING DEPARTMENT(S)

HOUSING AND REVITALIZATION PLANNING AND
DEVELOPMENT DEPARTMENT
LEGISLATIVE POLICY DIVISION LAW DEPARTMENT
FINANCE DEPARTMENT/ASSESSOR



TO: Ashley McLeod, Housing and Revitalization
FROM: Esther Yang, Planning and Development
RE: Master Plan Interpretation for **Industrial Development District / Plant Rehabilitation District (PA 198)** at 4501 St. Aubin
DATE: September
CC: Katy Trudeau, Deputy Director, Planning and Development
Kevin Schronce, PDD Central, Planning and Development

In order to ensure consistency with the City's Master Plan of Policies, pursuant to State of Michigan, Public Act 198 of 1974 (section 207.554), the Planning and Development Department's Planning Division submits the following interpretation for the **establishment of an Industrial Development District (IDD)**. The petitioner is Real Estate Interests, LLC.

Location and Project Proposal: Project proposes to construct a 75,000 square foot hot stamping facility on a 10-acre site. The plant's initial will output components for passenger vehicles. Project seeks to

Master Plan Interpretation:

The subject site area is designated **General Industrial (IG)**. General Industrial areas should consist of areas for light and heavy industrial uses such as manufacturing, assembly or warehousing. General Industrial areas are characterized as large sites with considerable truck or rail traffic. General industrial areas should have freeway and rail access and be located along a major thoroughfare. Large-scale industrial uses may include producing or assembling components, auto manufacturing, structural steel fabrication, chemical plants, power plants, etc.

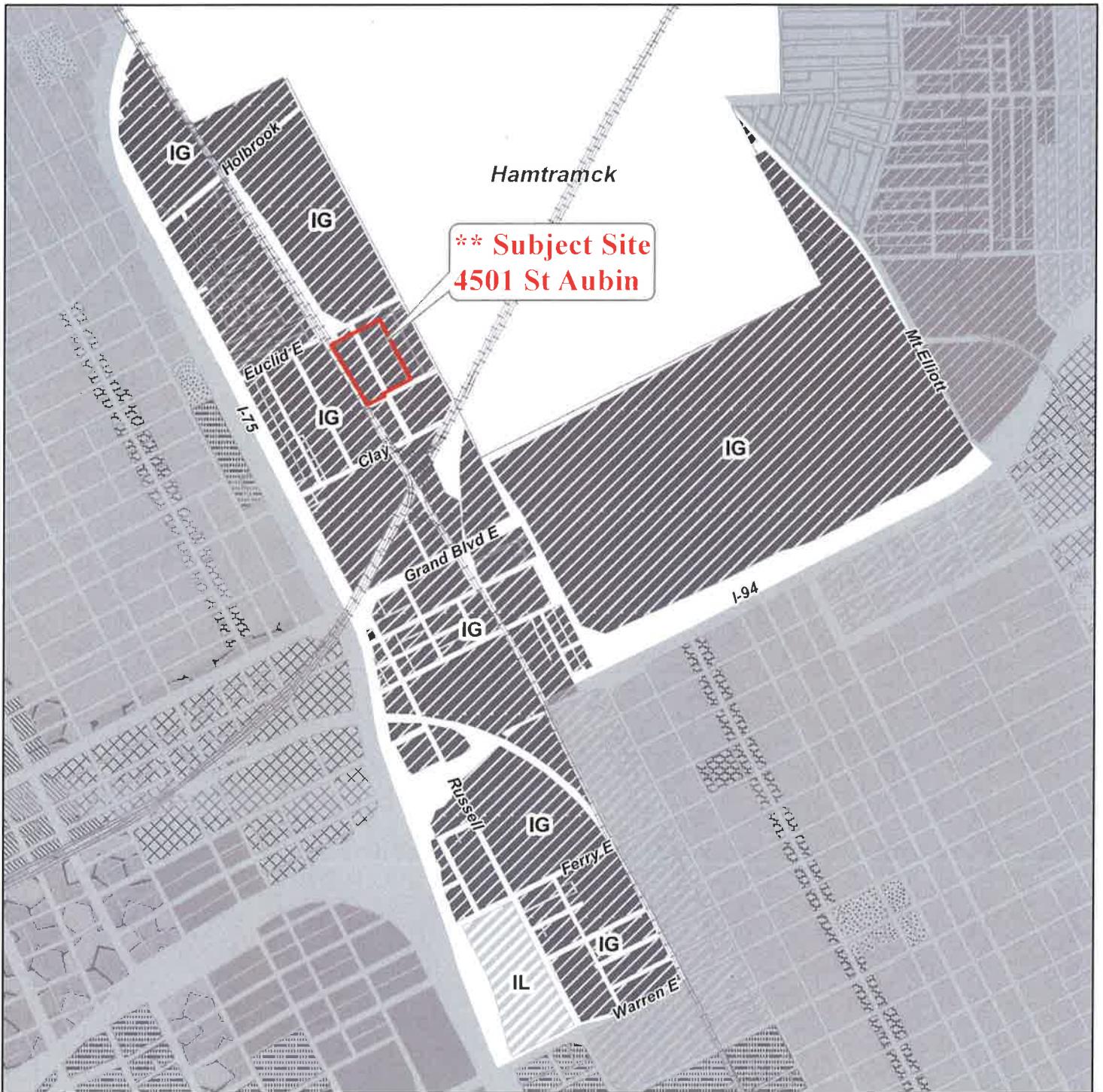
The following policies of the Upper East Central neighborhood describe the following recommendations:

- Policy 1.1 – Redevelop the under-utilized sites by attracting new and encouraging existing businesses requiring high accessibility such as distribution and manufacturing
- Policy 2.1 – Establish and enforce designated truck routes to and from the Ford and Chrysler Freeways
- Policy 2.2 – Buffer the negative impacts of industrial land uses upon residential areas to the south and east

The proposed development conforms to the Future General Land Use characteristics of the area.

Attachments

Future General Land Use Map: Neighborhood Cluster 4, Upper East Central; Map 4-9B



Map 4-9B

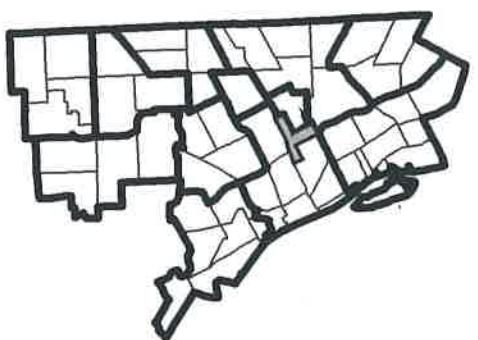
City of Detroit
Master Plan of
Policies

Neighborhood Cluster 4 Upper East Central



Future Land Use

Low Density Residential (RL)	Thoroughfare Commercial (CT)	Mixed - Town Center (MTC)
Low / Medium Density Residential (RLM)	Special Commercial (CS)	Recreation (PRC)
Medium Density Residential (RM)	General Industrial (IG)	Regional Park (PR)
High Density Residential (RH)	Light Industrial (IL)	Private Marina (PRM)
Major Commercial (CM)	Distribution / Port Industrial (IDP)	Airport (AP)
Retail Center (CRC)	Mixed - Residential / Commercial (MRC)	Cemetery (CEM)
Neighborhood Commercial (CN)	Mixed - Residential / Industrial (MRI)	Institutional (INST)





CITY OF DETROIT
OFFICE OF THE CHIEF FINANCIAL OFFICER
OFFICE OF THE ASSESSOR

COLEMAN A. YOUNG MUNICIPAL CENTER
2 WOODWARD AVENUE, SUITE 824
DETROIT, MICHIGAN 48226
(313) 224-3011 • TTY:711
(313) 224-9400
WWW.DETROITMI.GOV

September 25, 2019

Katharine G. Trudeau, Deputy Director
Planning & Development Department
Coleman A. Young Municipal Center
2 Woodward Ave, Suite 808
Detroit, MI 48226

Re: Industrial Development District Request – Real Estate Interests LLC on behalf of Tiberina Detroit Inc.
Property Address: Part of 4501 St. Aubin (intersection of Marston & Morrow Streets
Parcel Number: Part of 09004733-49

Dear Ms. Trudeau:

The Office of the Chief Financial Officer, Office of the Assessor, has reviewed the request for the creation of an Industrial Development District for part of the property located at 4501 St. Aubin, as described on page 2, in the Russell Industrial area.

The rationale for creating Industrial Facilities Exemptions under PA 198 of 1974, as amended, is based upon the anticipation that granting the exemption is a benefit to the city and that expansion, retention, or location of an eligible business will not occur without this exemption. PA 198 of 1974, as amended, also provides a tax incentive to manufacturers in order to enable renovation and expansion of aging facilities, building of new facilities, and to promote establishment of high tech facilities.

MCL 207.554 Sec. 4 (2) states “The legislative body of a local governmental unit may establish a plant rehabilitation district or an industrial development district on its own initiative or upon a written request filed by the owner or owners of 75% of the state equalized value of the industrial property located within a proposed plant rehabilitation district or industrial development district. This request shall be filed with the clerk of the local governmental unit.”

The project involves construction of a new 75,000 square foot hot stamping facility on the 10 acre site for aluminum components for passenger vehicles. The facility will be designed with the ability to expand in two successive stages of at least 75,000 square feet each.

A field investigation indicated that the proposed Marston and Morrow Area Industrial Development District located in the Russell Industrial area as described above is eligible as outlined under PA 198 of 1974, as amended.

Sincerely,

Charles Ericson, MMAO
Assessor, Board of Assessors

mmp



Property Address: PART OF 4501 ST AUBIN

Parcel Number: PART OF 09004733-49

Property Owner: TIBERINA DETROIT INC

Legal Description: W ST.AUBIN THAT PT OF 1/4 SEC 42,43,58 & 59 T.T.A.T. LOTS 1-44 LOTS 110-153 AND PT OF LOTS 45-109 INCL ALL VAC STREETS AND ALLEYS INCL ALL OF VAC VULCAN ST IN WM Y HAMILNS SUB L9 P61 PLATS WCR 9/120; ALSO PT OF OUTLOTS 21&22OF SUB LOTS 5,6,7 &8 IN 1/4 SEC 42 AND LOTS 16, 17 & 18 IN 1/4 SEC 41 & E PT OF 1/4 SEC 43 OF T.T.A.T REC IN L.1 P.211 WCR; ALSO LOTS 1-72 ALL OF VAC FORDYCE ST, VAC E EUCLID AVE BTW ST.AUBIN AND MORROW ST, VAV MORROW ST BTW E EUCLID AVE AND MARSTON ST, AND 1/2 OF VAC MARSTON OF WILKINS SUB PT OF 1/4 SEC 58&59 T.T.A.T REC IN L.11 P.59 WCR, DESC AS: BEG AT NE COR. OF LOT 81, WM Y HAMLIN'S SUB L.9 P.61 PLATS WCR 9/120, ALSO BEING THE INTERSECTION OF S LINE HOLBROOK (66 FT WD) AND W LINE ST.AUBIN (60 FT WD); TH S 27D 38M 41S E 1078.4 FT TO POB; TH S 27D 38M 41S E 1243.76 FT; TH S 27D 43M 15S E 60FT; TH S 27D 34M 04S E 107.56 FT; TH S 62D 19M 57S W 277.04 FT; TH S 27D 42M 42S E 739.89 FT; TH S 62D 18M 44S W 360.78 FT; TH S 21D 56M 27S E 30.15 FT ; TH S 62D 18M 08S W 210.33 FT; TH N 31D 53M 49S W 2152.82 FT; TH N 58D 18M 41S E 439.21 FT; TH N 65D 10M 48S E 49.77 FT; TH N 66D 54M 44S E 117.9 FT; TH N 60D 07M 39S E 404.91 TO POB 1411.32 X IRREG 1,794,808.51 SQFT SPLIT/COMBINED ON 06/07/2017 FROM 09004727-8, 09003528-35, 09004729-49;

A parcel split has been approved for the 2020 assessment roll for the IFT district described as follows:

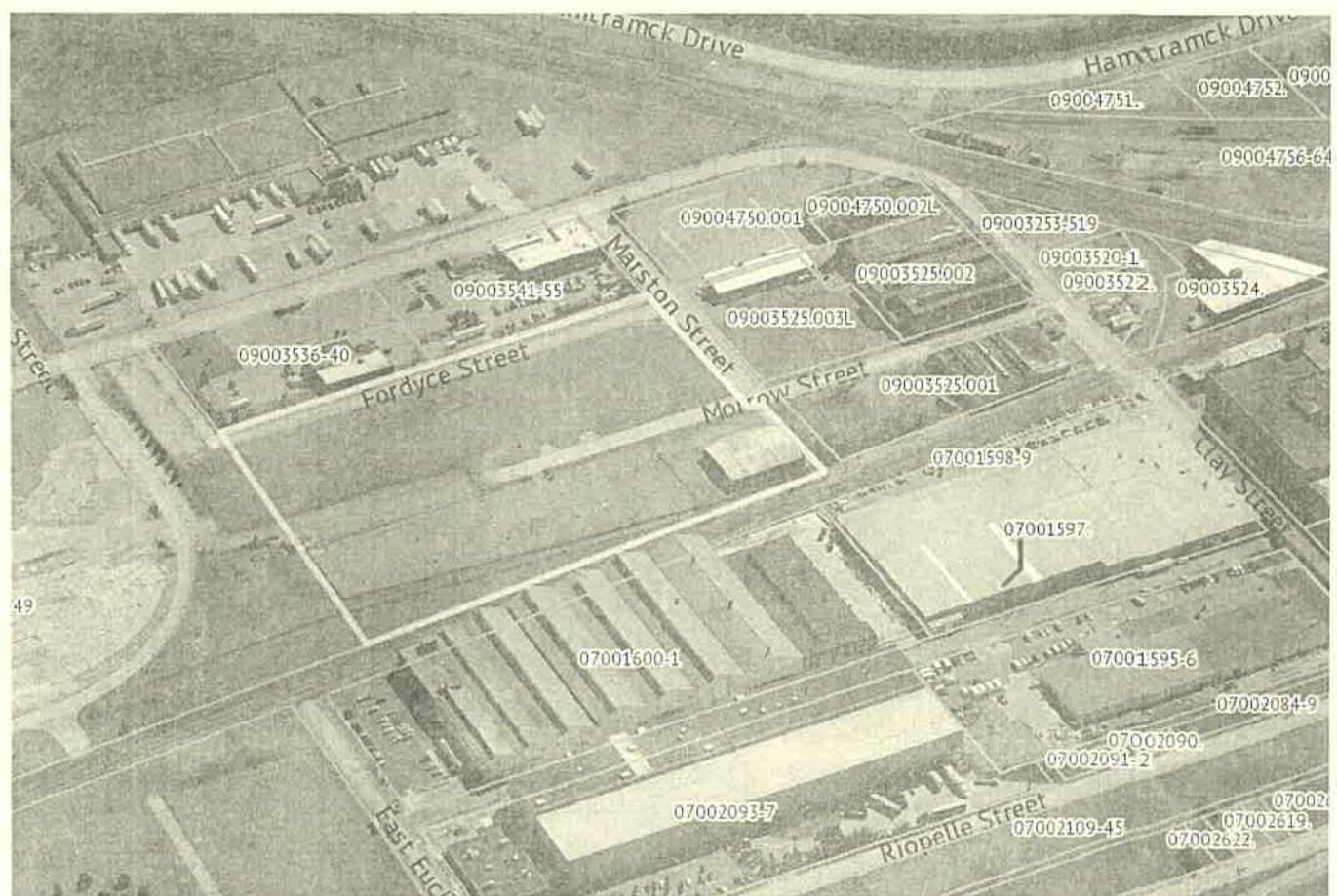
LEGAL DESCRIPTION - PARCEL A

Lots 1 thru 72, inclusive, and all of vacated Fordyce Avenue (50 feet wide) and all of vacated Morrow Avenue (Plotted as Dequindre Street - 66 feet wide) and the North 1/2 of vacated Marston Avenue (Plotted as Lincoln Avenue - Variable Width) lying adjacent to said Lot 24 of "WILKINS SUBDIVISION OF A PART OF 1/4 SECTION'S 58 & 59 10,000 ACRE TRACT", as recorded in Liber 11 of Plats, on page 52, Wayne County Recorder, being more particularly described as follows:

Beginning at the Northwest Corner of said Lot 1, thence North 62 degrees 19 minutes 57 seconds East along the North line of said "WILKINS SUBDIVISION OF A PART OF 1/4 SECTION'S 58 & 59 10,000 ACRE TRACT", 630.45 feet to the intersection of said North line and the East line of said Vacated Fordyce Avenue; thence South 27 degrees 42 minutes 42 seconds East along the East line of said Vacated Fordyce Avenue, 739.89 feet to a point on the North line of Marston Avenue (Plotted as Lincoln Avenue - 80 feet wide); thence South 62 degrees 18 minutes 44 seconds West along said North line of Marston Avenue, 100.78 feet, thence South 21 degrees 56 minutes 27 seconds East, 30.15 feet to a point on the centerline of Vacated Marston Avenue (Plotted as Lincoln Avenue - 80 feet wide), thence South 62 degrees 18 minutes 48 seconds West along said centerline, 210.33 feet, thence North 31 degrees 53 minutes 49 seconds West along the Easterly line of Grand Trunk Railroad, 772.25 feet to the Point of Beginning.

Containing 452,909 Square Feet or 10.40 Acres of land.

A new parcel identification number and property address will be assigned for the 2020 assessment roll.





Housing and Revitalization
Department

S2

Coleman A. Young Municipal Center
2 Woodward Avenue, Suite 908
Detroit, Michigan 48226

Phone: 313.224.6380
Fax: 313.224.1629
www.detroitmi.gov

October 3, 2019

Detroit City Council
1340 Coleman A. Young Municipal Center
Detroit, MI 48226

Re: Request for Public Hearing to Approve a Commercial Rehabilitation Certificate on behalf of PRINCE REALTY, LLC in the area of 4725 16th STREET, Detroit, Michigan, in accordance with Public Act 210 of 2005 (Petition #132).

Honorable City Council:

The Housing and Revitalization Department, Planning & Development Department and Finance Department have reviewed the application of PRINCE REALTY, LLC and find that it satisfies the criteria set forth by P.A. 210 of 2005 and would be consistent with development and economic goals of the Master Plan.

Public Act 210 of 2005 states that the legislative body of the qualified local governmental unit, shall by resolution either approve or disapprove the application for a Commercial Rehabilitation Exemption Certificate in accordance with Section 3 and other provisions of this act. Prior to acting upon a resolution to recommend approval, a public hearing must be held, and the City Clerk must provide written notice of the public hearing to the assessor and to the governing body of each taxing unit that levies an ad valorem tax within the eligible district.

We request that a Public Hearing be scheduled on the issue of approving the application for the Commercial Rehabilitation Certificate. Attached for your consideration, please find a resolution establishing a date and time for the public hearing.

Respectfully submitted,

Kelly Vickers
HRD Associate Director, Housing Underwriting

DR/AM

Cc: S. Washington, Mayor's Office
K. Trudeau, PDD
K. Vickers, HRD
A. McLeod, HRD

BY COUNCIL MEMBER

WHEREAS, pursuant to Public Act 210 of 2005 (“the Act”) this City Council may adopt a resolution approving the application of a Commercial Rehabilitation Exemption Certificate within the boundaries of the City of Detroit; and

WHEREAS, PRINCE REALTY, LLC has made application for a Commercial Rehabilitation Exemption Certificate whose boundaries are particularly described in the map and legal description attached hereto; and

WHEREAS, prior to such approval, the City Council shall provide an opportunity for a Public Hearing, at which a Public Hearing on such adoption of a resolution providing such tax exemption, at which Public Hearing representatives of any taxing authority levying *ad valorem* taxes within the City, or any other resident or taxpayer of the City of Detroit may appear and be heard on the matter.

NOW THEREFORE BE IT

RESOLVED, that on the _____ 2019 in the City Council Committee Room, 13th floor, Coleman A. Young Municipal Center, a Public Hearing be held on the above described application and be it finally

RESOLVED, that the City Clerk shall give notice of the Public Hearing to the general public and shall give written notice of the Public Hearing by certified mail to all taxing authorities levying an *ad valorem* tax within the City of Detroit.

Janice M. Winfrey
City Clerk

City of Detroit
OFFICE OF THE CITY CLERK

Vivian A. Hudson
Deputy City Clerk

DEPARTMENTAL REFERENCE COMMUNICATION

Wednesday, January 24, 2018

To: *The Department or Commission Listed Below*
From: *Janice M. Winfrey, Detroit City Clerk*

The following petition is herewith referred to you for report and recommendation to the City Council.

In accordance with that body's directive, kindly return the same with your report in duplicate within four (4) weeks.

PLANNING AND DEVELOPMENT DEPARTMENT FINANCE DEPARTMENT
LEGISLATIVE POLICY DIVISION LAW DEPARTMENT

- 132** *Prince Realty LLC, request for the establishment of a Commercial Rehabilitation Exemption Certificate for property located at 4725 16th Street under Public Act 210 of 2005 (District is under Petition #1376)*

USE!

STATE USE ONLY		
Application Number	Date Received	LUCI Code

Application for Commercial Rehabilitation Exemption Certificate

Issued under authority of Public Act 210 of 2005, as amended.

Read the instructions page before completing the form. **This application should be filed after the commercial rehabilitation district is established.** The applicant must complete Parts 1, 2 and 3 and file one original application form (with required attachments) and one additional copy with the clerk of the local governmental unit (LGU). Attach the legal description of property on a separate sheet. This project will not receive tax benefits until approved by the State Tax Commission (STC). Applications received after October 31 may not be acted upon in the current year. This application is subject to audit by the STC.

PART 1: OWNER / APPLICANT INFORMATION (applicant must complete all fields)			
Applicant (Company) Name (applicant must be the owner of the facility) PRINCE REALTY, LLC			NAICS or SIC Code
Facility's Street Address 1725 GRADY NORTH ST	City DETROIT	State MI	ZIP Code 48208
Name of City, Township or Village (taxing authority) DETROIT	County WAYNE	School District Where Facility is Located	
<input checked="" type="checkbox"/> City <input type="checkbox"/> Township <input type="checkbox"/> Village	Planned Date of Rehabilitation Completion (mm/dd/yyyy) 08/01/2020		
Estimated Cost of Rehabilitation \$750,000.00	Number of Years Exemption Requested (1-10) 10		
Expected Project Outcomes (check all that apply)			
<input checked="" type="checkbox"/> Increase Commercial Activity	<input type="checkbox"/> Retain Employment	<input checked="" type="checkbox"/> Revitalize Urban Areas	
<input checked="" type="checkbox"/> Create Employment	<input type="checkbox"/> Prevent Loss of Employment	<input type="checkbox"/> Increase Number of Residents in Facility's Community	
No. of jobs to be created due to facility's rehabilitation 5	No. of jobs to be retained due to facility's rehabilitation	No. of construction jobs to be created during rehabilitation 10	

PART 2: APPLICATION DOCUMENTS

Prepare and attach the following items:

- | | |
|---|---|
| <input type="checkbox"/> General description of the facility (year built, original use, most recent use, number of stories, square footage) | <input type="checkbox"/> Statement of the economic advantages expected from the exemption |
| <input type="checkbox"/> Description of the qualified facility's proposed use | <input type="checkbox"/> Legal description |
| <input type="checkbox"/> Description of the general nature and extent of the rehabilitation to be undertaken | <input type="checkbox"/> Description of the "underserved area" (Qualified Retail Food Establishments only) |
| <input type="checkbox"/> Descriptive list of the fixed building equipment that will be a part of the qualified facility | <input type="checkbox"/> Commercial Rehabilitation Exemption Certificate for Qualified Retail Food Establishments (Form 4753) (Qualified Retail Food Establishments only) |
| <input type="checkbox"/> Time schedule for undertaking and completing the facility's rehabilitation | |

PART 3: APPLICANT CERTIFICATION

Name of Authorized Company Officer (no authorized agents) PHILIP KAFFA	Telephone Number (214) 674-4458		
Fax Number	E-mail Address PK@PRINCECONCEPTS.COM		
Street Address 4704 NORTHERN ST # A	City DETROIT #	State MI	ZIP Code 48208

I certify that, to the best of my knowledge, the information contained herein and in the attachments is truly descriptive of the property for which this application is being submitted. Further, I am familiar with the provisions of Public Act 210 of 2005, as amended, and to the best of my knowledge the company has complied or will be able to comply with all of the requirements thereof which are prerequisite to the approval of the application by the local governmental unit and the issuance of a Commercial Rehabilitation Exemption Certificate by the State Tax Commission.

I further certify that this rehabilitation program, when completed, will constitute a rehabilitated facility, as defined by Public Act 210 of 2005, as amended, and that the rehabilitation of this facility would not have been undertaken without my receipt of the exemption certificate.

Signature of Authorized Company Officer (no authorized agents) Philip Kaffa	Title MANAGING MEMBER	Date 10-3-19
---	---------------------------------	------------------------

DO NOT USE!

Michigan Department of Treasury
4507 (Rev. 06-09)

STATE USE ONLY		
Application Number	Date Received	LUCI Code

Application for Commercial Rehabilitation Exemption Certificate

Issued under authority of Public Act 210 of 2005, as amended.

Read the instructions page before completing the form. This application should be filed after the commercial rehabilitation district is established. The applicant must complete Parts 1, 2 and 3 and file one original application form (with required attachments) and one additional copy with the clerk of the local governmental unit (LGU). Attach the legal description of property on a separate sheet. This project will not receive tax benefits until approved by the State Tax Commission (STC). Applications received after October 31 may not be acted upon in the current year. This application is subject to audit by the STC.

PART 1: OWNER / APPLICANT INFORMATION (applicant must complete all fields)

Applicant (Company) Name (applicant must be the owner of the facility) PRINCE REALTY LLC		NAICS or SIC Code 6519	
Facility's Street Address 4725 16th Street	City Detroit	State MI	ZIP Code 48208
Name of City, Township or Village (taxing authority) City of Detroit	County Wayne	School District Where Facility is Located Detroit City School District	
<input checked="" type="checkbox"/> City <input type="checkbox"/> Township <input type="checkbox"/> Village	Planned Date of Rehabilitation Completion (mm/dd/yyyy) 08/01/2018		
Estimated Cost of Rehabilitation \$ 200,000	Number of Years Exemption Requested (1-10) 10		
Expected Project Outcomes (check all that apply)			
<input checked="" type="checkbox"/> Increase Commercial Activity	<input type="checkbox"/> Retain Employment	<input checked="" type="checkbox"/> Revitalize Urban Areas	
<input checked="" type="checkbox"/> Create Employment	<input type="checkbox"/> Prevent Loss of Employment	<input checked="" type="checkbox"/> Increase Number of Residents in Facility's Community	
No. of jobs to be created due to facility's rehabilitation 40	No. of jobs to be retained due to facility's rehabilitation	No. of construction jobs to be created during rehabilitation 20	

PART 2: APPLICATION DOCUMENTS

Prepare and attach the following items

- General description of the facility (year built, original use, most recent use, number of stories, square footage)
- Description of the qualified facility's proposed use
- Description of the general nature and extent of the rehabilitation to be undertaken
- Descriptive list of the fixed building equipment that will be a part of the qualified facility
- Time schedule for undertaking and completing the facility's rehabilitation
- Statement of the economic advantages expected from the exemption
- Legal description
- Description of the "underserved area" (Qualified Retail Food Establishments only)
- Commercial Rehabilitation Exemption Certificate for Qualified Retail Food Establishments (Form 4753) (Qualified Retail Food Establishments only)

PART 3: APPLICANT CERTIFICATION

Name of Authorized Company Officer (no authorized agents) Philip Kafka	Telephone Number 214-674-4458
Fax Number none	E-mail Address pk@princeconcepts.com
Street Address 595 Broadway #3	City New York
	State NY
	ZIP Code 10012

I certify that, to the best of my knowledge, the information contained herein and in the attachments is truly descriptive of the property for which this application is being submitted. Further, I am familiar with the provisions of Public Act 210 of 2005, as amended, and to the best of my knowledge the company has complied or will be able to comply with all of the requirements thereof which are prerequisite to the approval of the application by the local governmental unit and the issuance of a Commercial Rehabilitation Exemption Certificate by the State Tax Commission.

I further certify that this rehabilitation program, when completed, will constitute a rehabilitated facility, as defined by Public Act 210 of 2005, as amended, and that the rehabilitation of this facility would not have been undertaken without my receipt of the exemption certificate.

Signature of Authorized Company Officer (no authorized agents)

Philip Kafka

Title President	Date 09/18/2017
---------------------------	---------------------------

PART 4: ASSESSOR RECOMMENDATIONS (assessor of LGU must complete Part 4)

Provide the Taxable Value and State Equalized Value of Commercial Property as provided in Public Act 210 of 2005, as amended, for the tax year immediately preceding the effective date of the certificate (December 31 of the year approved by the STC)

	Taxable Value	State Equalized Value (SEV)
Land		
Building(s)		
The property to be covered by this exemption may not be included on any other specific tax roll while receiving the Commercial Rehabilitation Exemption. For example property on the Eligible Tax Reverted Property (Land Bank) specific tax roll cannot be granted a Commercial Rehabilitation Exemption that would also put the same property on the Commercial Rehabilitation specific tax roll.		
<input type="checkbox"/> By checking this box I certify that, if approved, the property to be covered by this exemption will be on the Commercial Rehabilitation Exemption specific tax roll and not on any other specific tax roll.		
Name of Local Government Body		
Name of Assessor (first and last name)	Telephone Number	
Fax Number	E-mail Address	

I certify that, to the best of my knowledge, the information contained in Part 4 of this application is complete and accurate.

Assessor's Signature

Date

PART 5: LOCAL GOVERNMENT ACTION (clerk of LGU must complete Part 5)

Action Taken By LGU (attach a certified copy of the resolution)

- Exemption approved for _____ years, ending December 30, _____ (not to exceed 10 years)
- Exemption Denied

Date District Established (attach resolution for district) Local Unit Classification Identification (LUCI) Code School Code

PART 6: LOCAL GOVERNMENT CLERK CERTIFICATION (clerk of LGU must complete Part 6)

Clerk's Name (first and last)	Telephone Number		
Fax Number	E-mail Address		
Mailing Address	City	State	ZIP Code
LGU Contact Person for Additional Information	LGU Contact Person Telephone Number	Fax Number	
<i>I certify that, to the best of my knowledge, the information contained in this application and attachments is complete and accurate and hereby request the State Tax Commission issue a Commercial Rehabilitation Exemption Certificate, as provided by Public Act 210 of 2005, as amended.</i>			
Clerk's Signature	Date		

The clerk must retain the original application at the local unit and mail one copy of the completed application with attachments to

State Tax Commission
P O Box 30471
Lansing, MI 48909

Instructions for Completing Form 4507

Application for Commercial Rehabilitation Exemption Certificate

The Commercial Rehabilitation Exemption Certificate was created by Public Act 210 of 2005, as amended. The application is initially filed, reviewed, and approved by the LGU and then reviewed and approved by the State Tax Commission. According to Section 3 of Public Act 210 of 2005, as amended, the LGU must establish a Commercial Rehabilitation District. Rehabilitation may commence after establishment of the Commercial Rehabilitation District.

Owner / Applicant Instructions

1. Complete Parts 1, 2 and 3 of application
2. Prepare and attach all documents required under Part 2 of the application:
 - a. General description of the facility (year built, original use, most recent use, number of stories, square footage)
 - b. Description of the qualified facility's proposed use
 - c. Description of the general nature and extent of the rehabilitation to be undertaken
 - d. Descriptive list of the fixed building equipment that will be a part of the qualified facility
 - e. Time schedule for undertaking and completing the facility's rehabilitation
 - f. Statement of the economic advantages expected from the exemption
 - g. Legal description of the facility
 - h. Description of the "underserved area" (Qualified Retail Food Establishments only)
3. Qualified Retail Food Establishments:
 - a. Complete Part 1 of the *Commercial Rehabilitation Exemption Certification for Qualified Retail Food Establishments* (Form 4753). Submit to LGU clerk along with application.
 - b. Describe the "underserved area" and provide supporting documentation to show how the project area meets one or more of the following requirements:
 - i. An area that contains a low to moderate income census tract(s) which, based on per capita income, are tracts below the 66.67 percentile (\$23,643 in 1999 dollars) and a below average supermarket density
 - ii. An area that has a supermarket customer base with more than 50% living in a low income census tract(s) which based on the per capita income, are tracts below the 66.67 percentile (\$23,643 in 1999 dollars)
 - iii. An area that has demonstrated significant access limitations due to travel distance and has no Qualified Retail Food Establishments within two miles of the geo-center for an urban area or has no Qualified Retail Food Establishments within nine miles of the geo-center for a rural area
- For assistance in determining the project area's eligibility, visit www.michigan.gov/propertytaxexemptions and click on Commercial Rehabilitation Act.
4. Submit the application and all attachments to the clerk of the LGU where the property is located

LGU Assessor Instructions

Complete and sign Part 4 of the application.

LGU Clerk Instructions

1. After LGU action, complete Part 5 of the application.
2. After reviewing the application for complete and accurate information, complete Part 6 and sign the application to certify the application meets the requirements as outlined by Public Act 210 of 2005, as amended.
3. Assemble the following for a complete application:
 - a. Completed *Application for Commercial Rehabilitation Exemption Certificate* (Form 4507)
 - b. All required attachments listed under Part 2
 - c. A copy of the resolution by the LGU establishing the district
 - d. A certified copy of the resolution by the LGU approving the application
 - e. Complete Form 4753 (Qualified Retail Food Establishments only)
4. Submit the completed application to: State Tax Commission, P.O. Box 30471, Lansing, MI 48909

Application Deadline

The State Tax Commission must receive complete applications on or before October 31 to ensure processing and certificate issuance for the following tax year. Applications received after October 31 may not be processed in time for certificate issuance for the following tax year. For guaranteed receipt by the State Tax Commission, send applications and attachments via certified mail.

If you have questions or need additional information or sample documents, visit www.michigan.gov/propertytaxexemptions or call (517) 373-2408.

4725 16th St. Detroit, Michigan 48208

A. General Description of the Obsolete Facility

Year Built: 1925

Original Use: Car Garage

Most Recent Use: Auto Shop

Number of Stories: 1

Square Footage: 3,500

B. General Description of Proposed Use of the Rehabilitated Facility

We aim to rehabilitate this derelict building for a retail use. We have yet to identify a tenant or use for this building's space.

C. Description of the General Nature and Extent of the Rehabilitation to be Undertaken

- Mechanical: Install heating/cooling system
- Electrical: Update electrical to support use. New junction boxes, outlets, light switches.
- Plumbing: Update bathroom

D. A Descriptive List of Fixed Building Equipment that will be a Part of the Rehabilitated Facility

To be determined. Fixed building equipment – excluding mechanical, electric, and plumbing – will be tenant-specific.

E. A Time Schedule for Undertaking and Completing Rehabilitation of the Facility

We anticipate to commencing the renovation of this building May of 2017 and completing the renovation August 2017.

F. Statement of the Economic Advantages Expected from the Exemption

A ten-year tax freeze will give us time to invest and develop a market while our tax burden remains predictable. Given that the neighborhood is in a steady decline and that there really is no real estate "market" in the neighborhood we are rehabilitating, knowing more clearly what our tax burden will be will give us more room to invest in developing inspired projects with affordable rents.

G. Legal Description

W 16TH S 38.80 FT 596 SUB OF P C 44 L68 P2-3 DEEDS, W C R 10/31 38.80 X 126.67A

2018-01-25

132

*132 Petition of Prince Realty LLC, request
for the establishment of a
Commercial Rehabilitation Exemption
Certificate for property located at
4725 16th Street under Public Act 210
of 2005. (District is under Petition*

REFERRED TO THE FOLLOWING DEPARTMENT(S)

PLANNING AND DEVELOPMENT DEPARTMENT
FINANCE DEPARTMENT
LEGISLATIVE POLICY DIVISION LAW DEPARTMENT



CITY OF DETROIT

OFFICE OF THE CHIEF FINANCIAL OFFICER
OFFICE OF THE ASSESSOR

COLEMAN A. YOUNG MUNICIPAL CENTER
2 WOODWARD AVENUE, SUITE 824
DETROIT, MICHIGAN 48226
(313) 224-3011 • TTY:711
(313) 224-9400
WWW.DETROITMI.GOV

September 26, 2019

Katharine G. Trudeau, Deputy Director
Planning & Development Department
Coleman A. Young Municipal Center
2 Woodward Ave, Suite 808
Detroit, MI 48226

RE: Commercial Rehabilitation Certificate – **PK Realty LLC**
Parcel Number: 10006330.
Property Address: 4725 16th Street

Dear Ms. Trudeau:

The Office of the Chief Financial Officer, Office of the Assessor, has reviewed the Commercial Rehabilitation District certificate application for the property located at **4725 16th Street** in the **Core City** area in the City of Detroit.

The rationale for issuing Commercial Rehabilitation certificates under PA 210 of 2005, as amended, is based on the anticipation of increased market value upon completion of new construction and /or significant rehabilitation of existing commercial property and commercial housing property. Normal repair and maintenance are not assessed and do not necessarily generate additional market value.

The project as proposed by **PK Realty LLC** involves rehabilitating the building for retail use. The property comprises of a former automotive shop with a 3,798 square foot building on .113 acres of land. The rehabilitation will include installing heating and cooling, updating electrical and updating plumbing.

The 2019 values are as follows:

Parcel #	Address	Building Assessed Value (SEV)	Building Taxable Value	Land Assessed Value (SEV)	Land Taxable Value
10006330.	4725 16th Street	\$ 14,500	\$ 8,906	\$ 2,500	\$ 1,536

This property meets the criteria set forth under PA 210 of 2005, as amended. It applies to a building or a group of contiguous buildings, a portion of a building or group of contiguous buildings previously used for commercial or industrial purposes, obsolete industrial property, and vacant property which, within the immediately preceding 15 years, was operating as a commercial business enterprise.

A review of the general plans, along with the criteria set forth under the Commercial Rehabilitation Act, indicated that the proposed project located at **4725 16th Street** is eligible as it pertains to the Commercial Rehabilitation certificate criteria under P.A. 210 of 2005, as amended.

Sincerely,

Charles Ericson, MMAO
Assessor, Board of Assessors

mmp



Commercial Rehabilitation Certificate

PK Realty LLC

Page 2

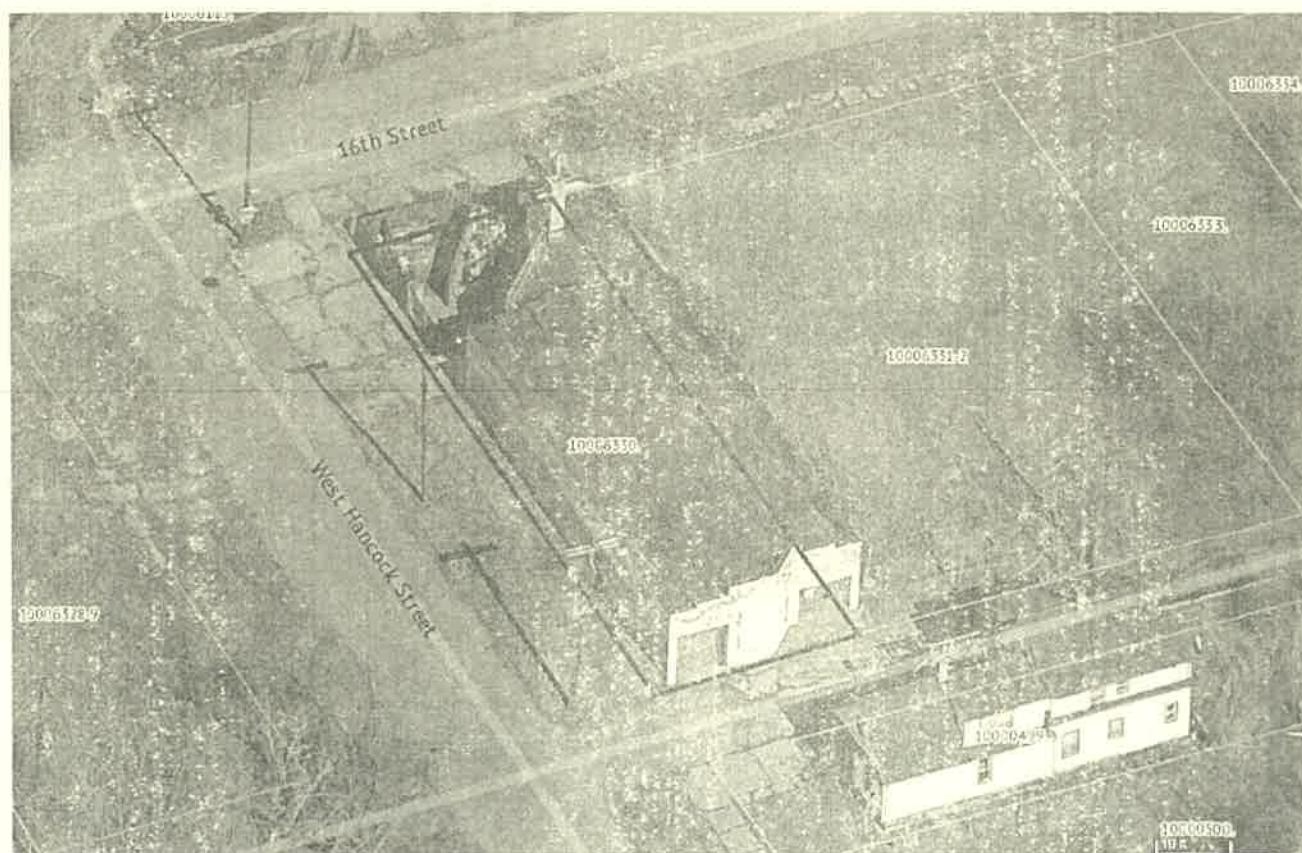
Property Owner: PRINCE REALTY LLC

Property Address: 4725 16th STREET

Parcel Number: 10006330.

Legal Description: W 16TH S 38.80 FT 596 SUB OF P C 44 L68 P2-3 DEEDS, W C R 10/31 38.80 X 126.67A

The legal description matched the applicant's submitted legal description.





TO: Veronica Farley, Housing and Revitalization Department
FROM: John Baran, Planning Division
RE: Master Plan Interpretation for Commercial Rehabilitation District for 4725 16th Street.
DATE: February 8, 2018
CC: Maurice Cox, Director

In order to ensure that the issuance of a certificate for a Commercial Rehabilitation District is consistent with the City's Master Plan of Policies and will have the reasonable likelihood to increase commercial activity; create, retain or prevent a loss of employment; revitalize an urban area; or increase the number of residents in a community, pursuant to State of Michigan, Public Act 210 of 2005 (section 207.841), the Planning and Development Department's Planning Division submits the following interpretation.

The proposed Commercial Rehabilitation District is being requested by Prince Realty, LLC for property located at 4725 16th Street.

Location
4725 16th Street

Existing Site Information

The subject site is zoned B4 (General Business District). The site currently is a single story, 3,500 square foot auto shop. The Master Plan Future Land Use designation for the site is RLM (Low/Medium Density Residential).

Surrounding Site Information

The immediate surrounding zoning north of Hancock is M4 (Intensive Industrial District), south of Hancock the zoning is R2 (Two-Family Residential District). Fronting on Gratiot the zoning is B4. The immediate surrounding land uses north of Hancock and fronting on Gratiot are vacant lots. To the west, on Hancock is a single story single family residential house. To the east and south, along 16th Street are single and two story residential and commercial quonset huts. The Master Plan Future General Land Use designation for the surrounding area is RLM.

Project Proposal

The proposed project is to rehabilitate the building for retail use.

Interpretation

Impact on Surrounding Land Use

The development of the subject site will contribute to the development of the Grand River corridor. South of Warren, the immediate surrounding land uses are vacant lots and the residential and commercial quonset huts along 16th Street. Further south, along Grand River, are commercial buildings in areas designated in the Master Plan as Mixed – Residential Commercial (MRC) and Retail Center (CRC).



Impact on Transportation

The site is near the intersection of two Major Streets (Warren and Grand River) as designated by the Master Plan of Policies. DDOT routes are along Grand River, Warren and 14th Street.

Master Plan Interpretation

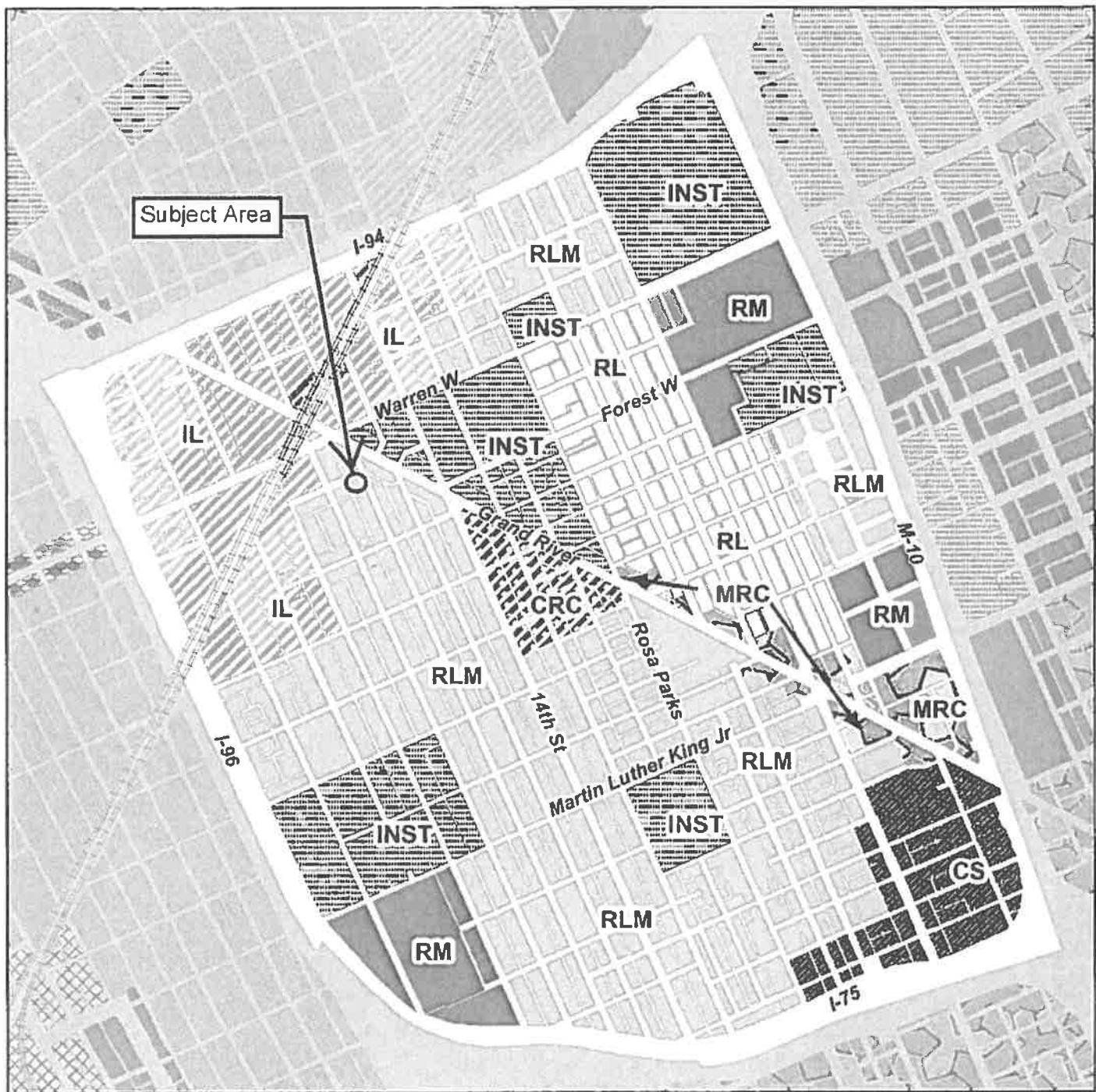
The Master Plan Future General Land use categories used on all the maps are generalized. Boundaries are not meant to be precise as to blocks or property lines. Categories are descriptive of general development recognizing that some intermixtures are permissible or desirable.

The development is near two Major Streets and in proximity to commercial and mixed use designations along Grand River. Furthermore, the Master Plan recognizes that the Grand River corridor has many vacant lots and underutilized buildings. Policy 4.1 of the Jeffries Neighborhood recommends "...development to replace obsolete commercial properties along Grand River."

The proposed development does not change the Future General Land Use characteristics of the area and conforms to the policies of the City's Master Plan.

Attachments

Future General Land Use Map: Map 4-7B, Neighborhood Cluster 4, Middle Woodward.



Map 4-3B

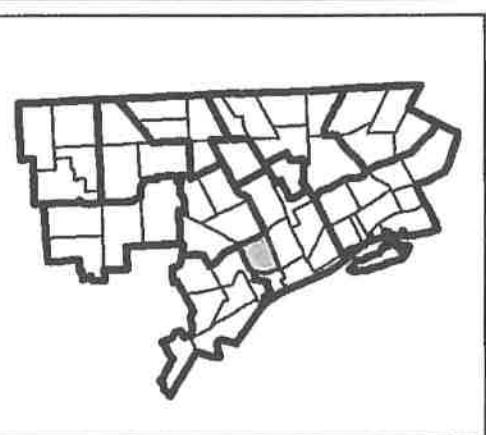
City of Detroit
Master Plan of
Policies

Neighborhood Cluster 4 Jeffries



Future Land Use

Low Density Residential (RL)	Thoroughfare Commercial (CT)	Mixed - Town Center (MTC)
Low / Medium Density Residential (RLM)	Special Commercial (CS)	Recreation (PRC)
Medium Density Residential (RM)	General Industrial (IG)	Regional Park (PR)
High Density Residential (RH)	Light Industrial (IL)	Private Marina (PRM)
Major Commercial (CM)	Distribution / Port Industrial (DP)	Airport (AP)
Retail Center (CRC)	Mixed - Residential / Commercial (MRC)	Cemetery (CEM)
Neighborhood Commercial (CN)	Mixed - Residential / Industrial (MRI)	Institutional (INST)





Housing and Revitalization
Department

53

Coleman A. Young Municipal Center
2 Woodward Avenue, Suite 908
Detroit, Michigan 48226

Phone: 313.224.6380
Fax: 313.224.1629
www.detroitmi.gov

October 3, 2019

Detroit City Council
1340 Coleman A. Young Municipal Center
Detroit, MI 48226

Re: Request for Public Hearing to Approve a Commercial Rehabilitation Certificate on behalf of PRINCE REALTY, LLC in the area of 4817 17th STREET, Detroit, Michigan, in accordance with Public Act 210 of 2005 (Petition #133).

Honorable City Council:

The Housing and Revitalization Department, Planning & Development Department and Finance Department have reviewed the application of PRINCE REALTY, LLC and find that it satisfies the criteria set forth by P.A. 210 of 2005 and would be consistent with development and economic goals of the Master Plan.

Public Act 210 of 2005 states that the legislative body of the qualified local governmental unit, shall by resolution either approve or disapprove the application for a Commercial Rehabilitation Exemption Certificate in accordance with Section 3 and other provisions of this act. Prior to acting upon a resolution to recommend approval, a public hearing must be held, and the City Clerk must provide written notice of the public hearing to the assessor and to the governing body of each taxing unit that levies an ad valorem tax within the eligible district.

We request that a Public Hearing be scheduled on the issue of approving the application for the Commercial Rehabilitation Certificate. Attached for your consideration, please find a resolution establishing a date and time for the public hearing.

Respectfully submitted,

Kelly Vickers
HRD Associate Director, Housing Underwriting

DR/AM

Cc: S. Washington, Mayor's Office
K. Trudeau, PDD
K. Vickers, HRD
A. McLeod, HRD

CITY CLERK 2010 OCT 4 PM 2019

BY COUNCIL MEMBER _____

WHEREAS, pursuant to Public Act 210 of 2005 (“the Act”) this City Council may adopt a resolution approving the application of a Commercial Rehabilitation Exemption Certificate within the boundaries of the City of Detroit; and

WHEREAS, PRINCE REALTY, LLC has made application for a Commercial Rehabilitation Exemption Certificate whose boundaries are particularly described in the map and legal description attached hereto; and

WHEREAS, prior to such approval, the City Council shall provide an opportunity for a Public Hearing, at which a Public Hearing on such adoption of a resolution providing such tax exemption, at which Public Hearing representatives of any taxing authority levying *ad valorem* taxes within the City, or any other resident or taxpayer of the City of Detroit may appear and be heard on the matter.

NOW THEREFORE BE IT

RESOLVED, that on the _____ 2019 in the City Council Committee Room, 13th floor, Coleman A. Young Municipal Center, a Public Hearing be held on the above described application and be it finally

RESOLVED, that the City Clerk shall give notice of the Public Hearing to the general public and shall give written notice of the Public Hearing by certified mail to all taxing authorities levying an *ad valorem* tax within the City of Detroit.

Janice M. Winfrey
City Clerk

City of Detroit
OFFICE OF THE CITY CLERK

Vivian A. Hudson
Deputy City Clerk

DEPARTMENTAL REFERENCE COMMUNICATION

Wednesday, January 24, 2018

To: *The Department or Commission Listed Below*
From: *Janice M. Winfrey, Detroit City Clerk*

The following petition is herewith referred to you for report and recommendation to the City Council.

In accordance with that body's directive, kindly return the same with your report in duplicate within four (4) weeks.

LEGISLATIVE POLICY DIVISION LAW DEPARTMENT
FINANCE DEPT/ASSESSMENTS DIV PLANNING AND DEVELOPMENT DEPARTMENT

- 133** *Prince Realty LLC, request for the establishment of a Commercial Rehabilitation Exemption Certificate for property located at 4817 17th Street under Public Act 210 of 2005. (District is under Petition #1376)*

USE!

STATE USE ONLY		
Application Number	Date Received	LUCI Code

Application for Commercial Rehabilitation Exemption Certificate

Issued under authority of Public Act 210 of 2005, as amended.

Read the instructions page before completing the form. This application should be filed after the commercial rehabilitation district is established. The applicant must complete Parts 1, 2 and 3 and file one original application form (with required attachments) and one additional copy with the clerk of the local governmental unit (LGU). Attach the legal description of property on a separate sheet. This project will not receive tax benefits until approved by the State Tax Commission (STC). Applications received after October 31 may not be acted upon in the current year. This application is subject to audit by the STC.

PART 1: OWNER / APPLICANT INFORMATION (applicant must complete all fields)

Applicant (Company) Name (applicant must be the owner of the facility) PRINCE REALTY LLC		NAICS or SIC Code	
Facility's Street Address 4817 17TH ST	City DETROIT	State MI	ZIP Code 48203
Name of City, Township or Village (taxing authority) DETROIT	County WAYNE	School District Where Facility is Located	
<input checked="" type="checkbox"/> City <input type="checkbox"/> Township <input type="checkbox"/> Village	Planned Date of Rehabilitation Completion (mm/dd/yyyy) 05/01/2020		
Estimated Cost of Rehabilitation \$1,500,000.00	Number of Years Exemption Requested (1-10) 10		

Expected Project Outcomes (check all that apply)

Increase Commercial Activity

Urban Areas

Create Employment

Number of Residents in Facility's Community

No. of jobs to be created due to facility's rehabilitation

15

Jobs to be created during rehabilitation

#133

PART 2: APPLICATION DOCUMENTATION

Prepare and attach the following items:

- General description of the facility (year built, number of stories, square footage)
- Description of the qualified facility's property
- Description of the general nature and extent of the proposed rehabilitation
- Descriptive list of the fixed building equipment
- Time schedule for undertaking and completion

Economic advantages expected from the exemption

"underserved area" (Qualified Retail Food

Commercial Rehabilitation Exemption Certificate for Qualified Retail Food Establishments (Act 4753) (Qualified Retail Food Establishments only)

PART 3: APPLICANT CERTIFICATION

Name of Authorized Company Officer (no authorized agents) PHILIP KAFKA	Telephone Number (214) 674-4458		
Fax Number	E-mail Address PH@PRINCECONCEPTS.COM		
Street Address 1704 10TH ST #A	City DETROIT	State MI	ZIP Code 48203
I certify that, to the best of my knowledge, the information contained herein and in the attachments is truly descriptive of the property for which this application is being submitted. Further, I am familiar with the provisions of Public Act 210 of 2005, as amended, and to the best of my knowledge the company has complied or will be able to comply with all of the requirements thereof which are prerequisite to the approval of the application by the local governmental unit and the issuance of a Commercial Rehabilitation Exemption Certificate by the State Tax Commission.			
I further certify that this rehabilitation program, when completed, will constitute a rehabilitated facility, as defined by Public Act 210 of 2005, as amended, and that the rehabilitation of this facility would not have been undertaken without my receipt of the exemption certificate.			
Signature of Authorized Company Officer (no authorized agents) Philip Kafka	Title MANAGING MEMBER	Date 10-3-19	

DO NOT USE!

STATE USE ONLY		
Application Number	Date Received	LUCI Code

Application for Commercial Rehabilitation Exemption Certificate

Issued under authority of Public Act 210 of 2005, as amended.

Read the instructions page before completing the form. This application should be filed after the commercial rehabilitation district is established. The applicant must complete Parts 1, 2 and 3 and file one original application form (with required attachments) and one additional copy with the clerk of the local governmental unit (LGU). Attach the legal description of property on a separate sheet. This project will not receive tax benefits until approved by the State Tax Commission (STC). Applications received after October 31 may not be acted upon in the current year. This application is subject to audit by the STC.

PART 1: OWNER / APPLICANT INFORMATION (applicant must complete all fields)			
Applicant (Company) Name (applicant must be the owner of the facility) Prince Realty LLC		NAICS or SIC Code 6519	
Facility's Street Address 4817 17th Street	City Detroit	State MI	ZIP Code 48208
Name of City, Township or Village (taxing authority) City of Detroit	County Wayne	School District Where Facility is Located Detroit City School District	
<input checked="" type="checkbox"/> City <input type="checkbox"/> Township <input type="checkbox"/> Village			
Date of Rehabilitation Commencement (mm/dd/yyyy) June 1, 2018	Planned Date of Rehabilitation Completion (mm/dd/yyyy) December 31, 2018		
Estimated Cost of Rehabilitation \$250,000.00	Number of Years Exemption Requested (1-10) 10		
Expected Project Outcomes (check all that apply)			
<input checked="" type="checkbox"/> Increase Commercial Activity	<input type="checkbox"/> Retain Employment	<input checked="" type="checkbox"/> Revitalize Urban Areas	
<input type="checkbox"/> Create Employment	<input type="checkbox"/> Prevent Loss of Employment	<input checked="" type="checkbox"/> Increase Number of Residents in Facility's Community	
No. of jobs to be created due to facility's rehabilitation 1-10	No. of jobs to be retained due to facility's rehabilitation 0	No. of construction jobs to be created during rehabilitation 25	
PART 2: APPLICATION DOCUMENTS			
Prepare and attach the following items.			
<input checked="" type="checkbox"/> General description of the facility (year built, original use, most recent use, number of stories, square footage)	<input checked="" type="checkbox"/> Statement of the economic advantages expected from the exemption		
<input checked="" type="checkbox"/> Description of the qualified facility's proposed use	<input checked="" type="checkbox"/> Legal description		
<input checked="" type="checkbox"/> Description of the general nature and extent of the rehabilitation to be undertaken	<input checked="" type="checkbox"/> Description of the "underserved area" (Qualified Retail Food Establishments only)		
<input checked="" type="checkbox"/> Descriptive list of the fixed building equipment that will be a part of the qualified facility	<input checked="" type="checkbox"/> Commercial Rehabilitation Exemption Certificate for Qualified Retail Food Establishments (Form 4753) (Qualified Retail Food Establishments only)		
<input checked="" type="checkbox"/> Time schedule for undertaking and completing the facility's rehabilitation			
PART 3: APPLICANT CERTIFICATION			
Name of Authorized Company Officer (no authorized agents) Philip Kafka	Telephone Number 214-674-4458		
Fax Number n/a	E-mail Address pk@princeconcepts.com		
Street Address 595 Broadway Fl 3	City New York	State NY	ZIP Code 10012
I certify that, to the best of my knowledge, the information contained herein and in the attachments is truly descriptive of the property for which this application is being submitted. Further, I am familiar with the provisions of Public Act 210 of 2005, as amended, and to the best of my knowledge the company has complied or will be able to comply with all of the requirements thereof which are prerequisite to the approval of the application by the local governmental unit and the issuance of a Commercial Rehabilitation Exemption Certificate by the State Tax Commission.			
I further certify that this rehabilitation program, when completed, will constitute a rehabilitated facility, as defined by Public Act 210 of 2005, as amended, and that the rehabilitation of this facility would not have been undertaken without my receipt of the exemption certificate.			
Signature of Authorized Company Officer (no authorized agents) <i>philip kafka</i>	Title President	Date 11/10/2017	

PART 4: ASSESSOR RECOMMENDATIONS (assessor of LGU must complete Part 4)

Provide the Taxable Value and State Equalized Value of Commercial Property, as provided in Public Act 210 of 2005, as amended, for the tax year immediately preceding the effective date of the certificate (December 31 of the year approved by the STC)

	Taxable Value	State Equalized Value (SEV)
Land		
Building(s)		

The property to be covered by this exemption may not be included on any other specific tax roll while receiving the Commercial Rehabilitation Exemption. For example, property on the Eligible Tax Reverted Property (Land Bank) specific tax roll cannot be granted a Commercial Rehabilitation Exemption that would also put the same property on the Commercial Rehabilitation specific tax roll.

By checking this box I certify that, if approved, the property to be covered by this exemption will be on the Commercial Rehabilitation Exemption specific tax roll and not on any other specific tax roll.

Name of Local Government Body

Name of Assessor (first and last name)	Telephone Number
Fax Number	E-mail Address

I certify that, to the best of my knowledge, the information contained in Part 4 of this application is complete and accurate.

Assessor's Signature	Date
----------------------	------

PART 5: LOCAL GOVERNMENT ACTION (clerk of LGU must complete Part 5)

Action Taken By LGU (attach a certified copy of the resolution)

Exemption approved for _____ years, ending December 30, _____ (not to exceed 10 years)
 Exemption Denied

Date District Established (attach resolution for district)	Local Unit Classification Identification (LUCI) Code	School Code
--	--	-------------

PART 6: LOCAL GOVERNMENT CLERK CERTIFICATION (clerk of LGU must complete Part 6)

Clerk's Name (first and last)	Telephone Number	
Fax Number	E-mail Address	
Mailing Address	City	State ZIP Code
LGU Contact Person for Additional Information	LGU Contact Person Telephone Number	Fax Number
Clerk's Signature	Date	

The clerk must retain the original application at the local unit and mail one copy of the completed application with attachments to:

State Tax Commission
P.O. Box 30471
Lansing, MI 48909

4817 17th Street, Detroit, Michigan 48208

A. General Description of the Obsolete Facility

Year Built: 1987

Original Use: Car Disassembly Factory

Most Recent Use: Car Disassembly Factory

Number of Stories: 1

Square Footage: 20,000 sf (building)

B. General Description of Proposed Use of the Rehabilitated Facility:

This building is derelict and has been abandoned for years. We will tear it down and build from scratch office and retail space and a public park.

C. Description of the General Nature and Extent of Rehabilitation to be Undertaken

- Structural: Building(s)
- Mechanical: Install heating/cooling system
- Electrical: Install junction boxes, switches and outlets, park lights
- Plumbing: Install all plumbing for buildings and park
- Landscaping: varied softscape and hardscape – living plants, hard elements, park furniture & fixtures

D. A Descriptive List of Fixed Building Equipment that will be a Part of the Rehabilitated Facility

To be determined. Living plants, park furniture & fixtures.

E. A Time Schedule for Undertaking and Completing Rehabilitation of the Facility

We anticipate commencing rehabilitation of the property June 1, 2018 and completing rehabilitation by December 31, 2018.

F. Statement of Economic Advantages

A ten-year tax freeze will give us time to invest and develop a market while our tax burden remains predictable. Given that the neighborhood is in a steady decline and that there really is no real estate “market” in the neighborhood we are rehabilitating, knowing more clearly what our tax burden would be will give us more room to invest in developing inspired projects with affordable rents.

G. Legal Description

W 17TH S 16.83 FT OF 838 839 THRU 844 836 & 835 EXC A 16 FT STRIP FOR MCRR R/W & VAC ALLEY BETW SD LOTS ALSO N 1/2 OF VAC ALLEY LYG S OF & ADJSD LOTS & E 1/2 OF VAC 16TH ST LYG W OF & ADJ STANTONS SUB STANTONS SUB L10 P16 PLATS, WCR 10/39 48,420 SQ FT

2014-02-21

133

*Petition of Prince Realty LLC, request
for the establishment of a
Commercial Rehabilitation Exemption
Certificate for property located at
4817 17th Street under Public Act 210
of 2005. (District is under Petition*

REFERRED TO THE FOLLOWING DEPARTMENT(S)

LEGISLATIVE POLICY DIVISION LAW DEPARTMENT
FINANCE DEPT/ASSESSMENTS DIV. PLANNING AND
DEVELOPMENT DEPARTMENT



CITY OF DETROIT
OFFICE OF THE CHIEF FINANCIAL OFFICER
OFFICE OF THE ASSESSOR

COLEMAN A. YOUNG MUNICIPAL CENTER
2 WOODWARD AVENUE, SUITE 824
DETROIT, MICHIGAN 48226
(313) 224-3011 • TTY:711
(313) 224-9400
WWW.DETROITMI.GOV

September 26, 2019

Katharine G. Trudeau, Deputy Director
Planning & Development Department
Coleman A. Young Municipal Center
2 Woodward Ave, Suite 808
Detroit, MI 48226

RE: Commercial Rehabilitation Certificate – *Prince Realty LLC*
Parcel Number: 10006928.
Property Address: 4817 17th Street

Dear Ms. Trudeau:

The Office of the Chief Financial Officer, Office of the Assessor, has reviewed the Commercial Rehabilitation District certificate application for the property located at **4817 17th Street** in the **Core City** area in the City of Detroit.

The rationale for issuing Commercial Rehabilitation certificates under PA 210 of 2005, as amended, is based on the anticipation of increased market value upon completion of new construction and /or significant rehabilitation of existing commercial property and commercial housing property. Normal repair and maintenance are not assessed and do not necessarily generate additional market value.

The project as proposed by **Prince Realty LLC** involves demolishing the derelict structure and building new office/retail structure along with creating a public park area. The abandoned car disassembly factory is a one-story storage warehouse with 11,321 total square feet of building area on 1.212 acres of land. The rehabilitation will include new building(s), new heating and cooling system, new electrical and plumbing and varied landscaping for the park area.

The 2019 values are as follows:

Parcel #	Address	Building Assessed Value (SEV)	Building Taxable Value	Land Assessed Value (SEV)	Land Taxable Value
10006928.	4817 17th St	\$0	\$0	\$42,200	\$ 42,200

This property meets the criteria set forth under PA 210 of 2005, as amended. It applies to a building or a group of contiguous buildings, a portion of a building or group of contiguous buildings previously used for commercial or industrial purposes, obsolete industrial property, and vacant property which, within the immediately preceding 15 years, was operating as a commercial business enterprise.

A review of the general plans, along with the criteria set forth under the Commercial Rehabilitation Act, indicated that the proposed project located at **4817 17th Street** is eligible as it pertains to the Commercial Rehabilitation certificate criteria under P.A. 210 of 2005, as amended.

Sincerely,

Charles Ericson, MMAO
Assessor, Board of Assessors

mmp



Commercial Rehabilitation Certificate

Prince Realty LLC

Page 2

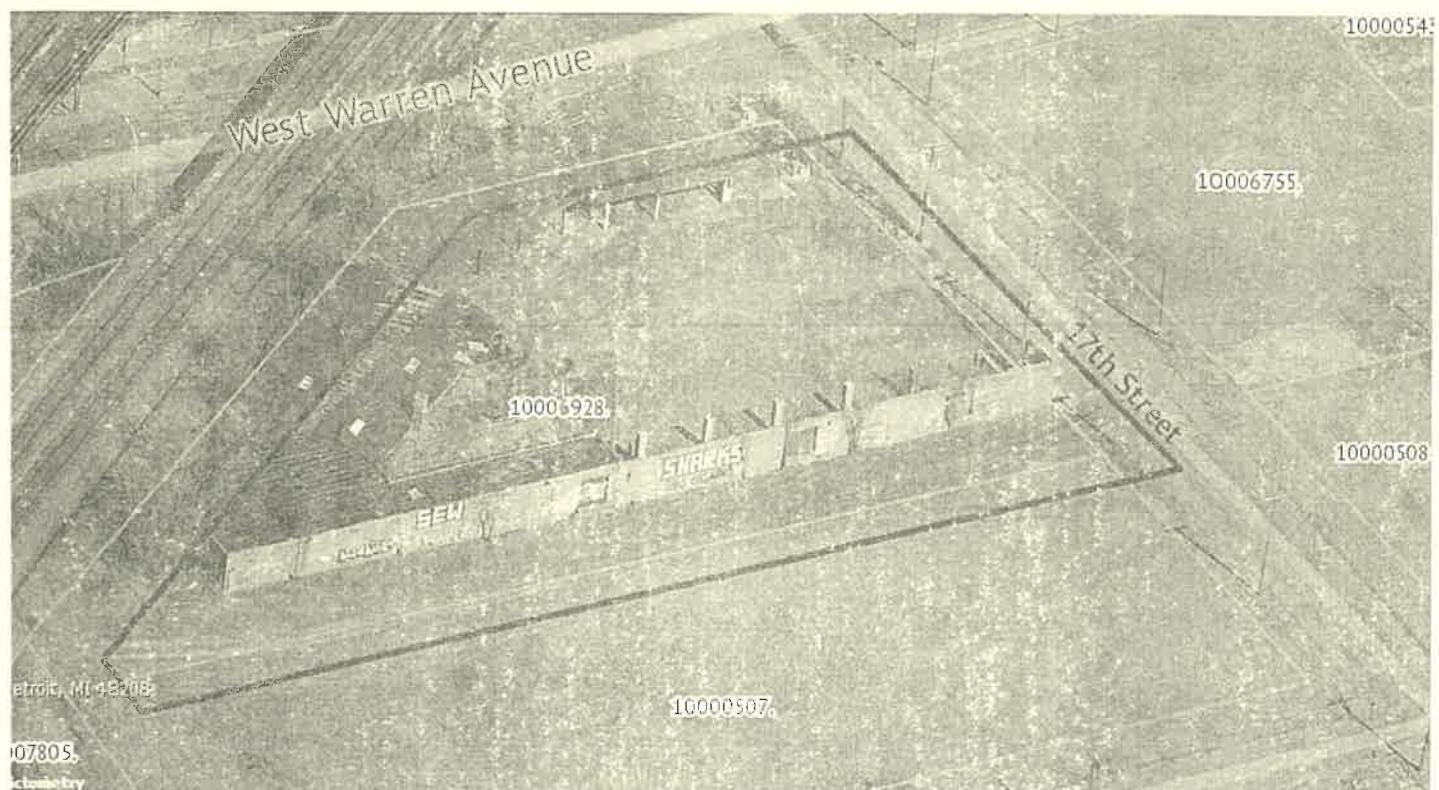
Property Owner: PRINCE REALTY LLC

Property Address: 4817 17TH ST

Parcel Number: 10006928.

Legal Description: W 17TH S 16.83 FT OF 838 839 THRU 844 836 & 835 EXC A 16 FT STRIP FOR MCRR R/W & VAC ALLEY BETW SD LOTS ALSO N 1/2 OF VAC ALLEY LYG S OF & ADJSD LOTS & E 1/2 OF VAC 16TH ST LYG W OF & ADJ STANTONS SUB STANTONS SUB L10 P16 PLATS, WCR 10/39 48,420 SQ FT

The legal description matched the applicant's submitted legal description.





TO: Veronica Farley, Housing and Revitalization Department
FROM: John Baran, Planning Division
RE: Master Plan Interpretation for Commercial Rehabilitation District for 4817 17th Street.
DATE: February 8, 2018
CC: Maurice Cox, Director

In order to ensure that the issuance of a certificate for a Commercial Rehabilitation District is consistent with the City's Master Plan of Policies and will have the reasonable likelihood to increase commercial activity; create, retain or prevent a loss of employment; revitalize an urban area; or increase the number of residents in a community, pursuant to State of Michigan, Public Act 210 of 2005 (section 207.841), the Planning and Development Department's Planning Division submits the following interpretation.

The proposed Commercial Rehabilitation District is being requested by Prince Realty, LLC for property located at 4817 17th Street.

Location
4817 17th Street

Existing Site Information

The subject site is zoned M4 (Intensive Industrial District). The site currently is a single story, 20,000 square foot vacant and open industrial structure. The Master Plan Future Land Use designation for the site is IL (Light Industrial).

Surrounding Site Information

The immediate surrounding zoning is also M4. To the south, across Hancock, is zoned R2 (Two-Family Residential District) and B4 (General Business District) fronting on Grand River. The immediate surrounding land use to the west is a railroad corridor adjacent to an auto storage yard. To the east and south is vacant land. Along Warren is a two story commercial building. The Master Plan Future General Land Use designation to the north and west is IL. To the east and south is designated RLM (Low/ Medium Density Residential).

Project Proposal

The proposed project is to demolish the existing structure and develop the site for office, retail and park space.

Interpretation

Impact on Surrounding Land Use

The development of the subject site will contribute to the development of the Grand River corridor. South of Warren, the immediate surrounding land uses are vacant lots and the residential and commercial quonset huts along 16th Street. Further south, along Grand River, are



commercial buildings in areas designated in the Master Plan as Mixed – Residential Commercial (MRC) and Retail Center (CRC).

Impact on Transportation

The site is near the intersection of two Major Streets (Warren and Grand River) as designated by the Master Plan of Policies. DDOT routes are along Grand River and Warren.

Master Plan Interpretation

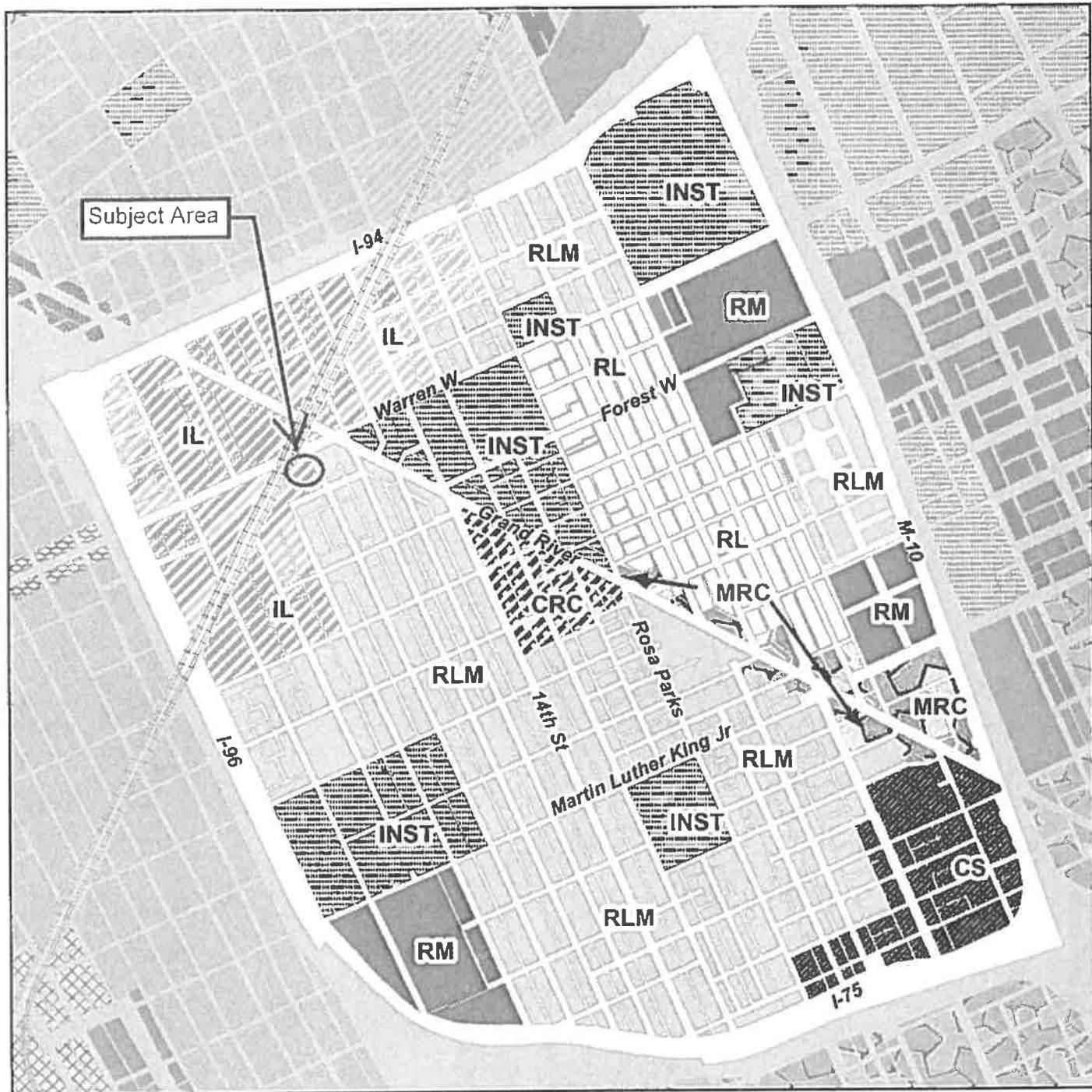
The Master Plan Future General Land use categories used on all the maps are generalized. Boundaries are not meant to be precise as to blocks or property lines. Categories are descriptive of general development recognizing that some intermixtures are permissible or desirable.

The development is near two Major Streets and in proximity to commercial and mixed use designations along Grand River. Furthermore, the Master Plan recognizes that the Grand River corridor has many vacant lots and underutilized buildings. Policy 4.1 of the Jeffries Neighborhood recommends "...development to replace obsolete commercial properties along Grand River."

The proposed development does not change the Future General Land Use characteristics of the area and conforms to the policies of the City's Master Plan.

Attachments

Future General Land Use Map: Map 4-7B, Neighborhood Cluster 4, Middle Woodward.



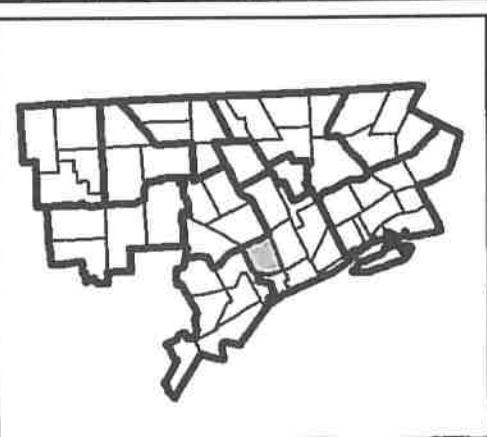
Map 4-3B
City of Detroit
Master Plan of
Policies

Neighborhood Cluster 4 Jeffries



Future Land Use

Low Density Residential (RL)	Thoroughfare Commercial (CT)	Mixed - Town Center (MTC)
Low / Medium Density Residential (RLM)	Special Commercial (CS)	Recreation (PRC)
Medium Density Residential (RM)	General Industrial (GI)	Regional Park (PR)
High Density Residential (RH)	Light Industrial (IL)	Private Marina (PRM)
Major Commercial (CM)	Distribution / Port Industrial (IDP)	Airport (AP)
Retail Center (CRC)	Mixed - Residential / Commercial (MRC)	Cemetery (CEM)
Neighborhood Commercial (CN)	Mixed - Residential / Industrial (MRI)	Institutional (INST)





Housing and Revitalization
Department

54

Coleman A. Young Municipal Center
2 Woodward Avenue, Suite 908
Detroit, Michigan 48226

Phone: 313.224.6380
Fax: 313.224.1629
www.detroitmi.gov

October 3, 2019

Detroit City Council
1340 Coleman A. Young Municipal Center
Detroit, MI 48226

g SK

Re: Request for Public Hearing to Approve a Commercial Rehabilitation Certificate on behalf of PRINCE REALTY, LLC in the area of 5000 W. GRAND AVENUE, Detroit, Michigan, in accordance with Public Act 210 of 2005 (Petition #134).

Honorable City Council:

The Housing and Revitalization Department, Planning & Development Department and Finance Department have reviewed the application of PRINCE REALTY, LLC and find that it satisfies the criteria set forth by P.A. 210 of 2005 and would be consistent with development and economic goals of the Master Plan.

Public Act 210 of 2005 states that the legislative body of the qualified local governmental unit, shall by resolution either approve or disapprove the application for a Commercial Rehabilitation Exemption Certificate in accordance with Section 3 and other provisions of this act. Prior to acting upon a resolution to recommend approval, a public hearing must be held, and the City Clerk must provide written notice of the public hearing to the assessor and to the governing body of each taxing unit that levies an ad valorem tax within the eligible district.

We request that a Public Hearing be scheduled on the issue of approving the application for the Commercial Rehabilitation Certificate. Attached for your consideration, please find a resolution establishing a date and time for the public hearing.

Respectfully submitted,

Kelly Vickers
HRD Associate Director, Housing Underwriting

DR/AM

Cc: S. Washington, Mayor's Office
K. Trudeau, PDD
K. Vickers, HRD
A. McLeod, HRD

BY COUNCIL MEMBER

WHEREAS, pursuant to Public Act 210 of 2005 ("the Act") this City Council may adopt a resolution approving the application of a Commercial Rehabilitation Exemption Certificate within the boundaries of the City of Detroit; and

WHEREAS, PRINCE REALTY, LLC has made application for a Commercial Rehabilitation Exemption Certificate whose boundaries are particularly described in the map and legal description attached hereto; and

WHEREAS, prior to such approval, the City Council shall provide an opportunity for a Public Hearing, at which a Public Hearing on such adoption of a resolution providing such tax exemption, at which Public Hearing representatives of any taxing authority levying *ad valorem* taxes within the City, or any other resident or taxpayer of the City of Detroit may appear and be heard on the matter.

NOW THEREFORE BE IT

RESOLVED, that on the _____ 2019 in the City Council Committee Room, 13th floor, Coleman A. Young Municipal Center, a Public Hearing be held on the above described application and be it finally

RESOLVED, that the City Clerk shall give notice of the Public Hearing to the general public and shall give written notice of the Public Hearing by certified mail to all taxing authorities levying an *ad valorem* tax within the City of Detroit.

Janice M. Winfrey
City Clerk

City of Detroit
OFFICE OF THE CITY CLERK

Vivian A. Hutton
Deputy City Clerk

DEPARTMENTAL REFERENCE COMMUNICATION

Wednesday, January 24, 2018

To: The Department or Commission Listed Below

From: Janice M. Winfrey, Detroit City Clerk

The following petition is herewith referred to you for report and recommendation to the City Council.

In accordance with that body's directive, kindly return the same with your report in duplicate within four (4) weeks.

LAW DEPARTMENT PLANNING AND DEVELOPMENT DEPARTMENT
LEGISLATIVE POLICY DIVISION FINANCE DEPARTMENT

134 *Prince Realty LLC, request for the establishment of a Commercial Rehabilitation Exemption Certificate for property located at 5000 W. Grand Avenue under Public Act 210 of 2005. (District is under Petition #1376)*

USE!

STATE USE ONLY		
Application Number	Date Received	LUCI Code

Application for Commercial Rehabilitation Exemption Certificate

Issued under authority of Public Act 210 of 2005, as amended.

Read the instructions page before completing the form. This application should be filed after the commercial rehabilitation district is established. The applicant must complete Parts 1, 2 and 3 and file one original application form (with required attachments) and one additional copy with the clerk of the local governmental unit (LGU). Attach the legal description of property on a separate sheet. This project will not receive tax benefits until approved by the State Tax Commission (STC). Applications received after October 31 may not be acted upon in the current year. This application is subject to audit by the STC.

PART 1: OWNER / APPLICANT INFORMATION (applicant must complete all fields)			
Applicant (Company) Name (applicant must be the owner of the facility) SK LLC		NAICS or SIC Code	
Facility's Street Address 5000 GRAND RIVER AVE	City DETROIT	State MI	ZIP Code 48203
Name of City, Township or Village (taxing authority) DETROIT	County WAYNE	School District Where Facility is Located	
<input checked="" type="checkbox"/> City <input type="checkbox"/> Township <input type="checkbox"/> Village	Planned Date of Rehabilitation Completion (mm/dd/yyyy) 01/01/2020		
Date of Rehabilitation Commencement (mm/dd/yyyy) 10/15/2018	Number of Years Exemption Requested (1-10) 10		
Estimated Cost of Rehabilitation \$2,205,000			
Expected Project Outcomes (check all that apply)			
<input checked="" type="checkbox"/> Increase Commercial Activity	<input type="checkbox"/> Retain Employment	<input checked="" type="checkbox"/> Revitalize Urban Areas	
<input checked="" type="checkbox"/> Create Employment	<input type="checkbox"/> Prevent Loss of Employment	<input checked="" type="checkbox"/> Increase Number of Residents in Facility's Community	
No. of jobs to be created due to facility's rehabilitation 5	No. of jobs to be retained due to facility's rehabilitation	No. of construction jobs to be created during rehabilitation 125	

PART 2: APPLICATION DOCUMENTS

Prepare and attach the following items:

- General description of the facility (year built, original use, most recent use, number of stories, square footage)
- Statement of the economic advantages expected from the exemption
- Description of the qualified facility's proposed use
- Legal description
- Description of the general nature and extent of the rehabilitation to be undertaken
- Description of the "underserved area" (Qualified Retail Food Establishments only)
- Descriptive list of the fixed building equipment that will be a part of the qualified facility
- Commercial Rehabilitation Exemption Certificate for Qualified Retail Food Establishments (Form 4753) (Qualified Retail Food Establishments only)
- Time schedule for undertaking and completing the facility's rehabilitation

PART 3: APPLICANT CERTIFICATION

Name of Authorized Company Officer (no authorized agents) PHILIP KAFKA	Telephone Number (214) 674 - 4458		
Fax Number	E-mail Address PK@PRINCECONCEPTS.COM		
Street Address 4104 NW ST #A	City DETROIT	State MI	ZIP Code 48203
I certify that, to the best of my knowledge, the information contained herein and in the attachments is truly descriptive of the property for which this application is being submitted. Further, I am familiar with the provisions of Public Act 210 of 2005, as amended, and to the best of my knowledge the company has complied or will be able to comply with all of the requirements thereof which are prerequisite to the approval of the application by the local governmental unit and the issuance of a Commercial Rehabilitation Exemption Certificate by the State Tax Commission.			
I further certify that this rehabilitation program, when completed, will constitute a rehabilitated facility, as defined by Public Act 210 of 2005, as amended, and that the rehabilitation of this facility would not have been undertaken without my receipt of the exemption certificate.			
Signature of Authorized Company Officer (no authorized agents) Philip Kafka	Title MANAGING MEMBER	Date 10-3-19	

DO NOT USE!

Michigan Department of Treasury
4507 (Rev. 06-09)

STATE USE ONLY

Application Number:	Date Received:	Date Filed:
---------------------	----------------	-------------

Application for Commercial Rehabilitation Exemption Certificate

Issued under authority of Public Act 210 of 2005, as amended.

Read the instructions page before completing the form. This application should be filed after the commercial rehabilitation district is established. The applicant must complete Parts 1, 2 and 3 and file one original application form (with required attachments) and one additional copy with the clerk of the local governmental unit (LGU). Attach the legal description of property on a separate sheet. This project will not receive tax benefits until approved by the State Tax Commission (STC). Applications received after October 31 may not be acted upon in the current year. This application is subject to audit by the STC.

PART 1: OWNER/APPLICANT INFORMATION (applicant must complete all fields)

Applicant (Company) Name (Applicant must be the owner of the facility)		NAICS or SIC Code	
PRINCE REALTY LLC		6519	
Facility's Street Address	City	State	ZIP Code
5000 W Grand River Avenue	Detroit	MI	48208
Name of City, Township or Village (taxing authority)	County	School District Where Facility is Located	
City of Detroit	Wayne	Detroit City School District	
<input checked="" type="checkbox"/> City <input type="checkbox"/> Township <input type="checkbox"/> Village	Planned Date of Rehabilitation Completion (mm/dd/yyyy)		
Date of Rehabilitation Commencement (mm/dd/yyyy)	09/01/2018		
Estimated Cost of Rehabilitation	Number of Years Exemption Requested (1-10)		
	10		
Expected Project Outcomes (check all that apply)			
<input checked="" type="checkbox"/> Increase Commercial Activity	<input type="checkbox"/> Retain Employment	<input checked="" type="checkbox"/> Revitalize Urban Areas	
<input checked="" type="checkbox"/> Create Employment	<input type="checkbox"/> Prevent Loss of Employment	<input checked="" type="checkbox"/> Increase Number of Residents in Facility's Community	
No. of jobs to be created due to facility's rehabilitation	No. of jobs to be retained due to facility's rehabilitation	No. of construction jobs to be created during rehabilitation	
50		25	

PART 2: APPLICATION DOCUMENTS

Prepare and attach the following items

- | | |
|--|---|
| <input checked="" type="checkbox"/> General description of the facility (year built, original use, most recent use, number of stories, square footage) | <input checked="" type="checkbox"/> Statement of the economic advantages expected from the exemption |
| <input checked="" type="checkbox"/> Description of the qualified facility's proposed use | <input checked="" type="checkbox"/> Legal description |
| <input checked="" type="checkbox"/> Description of the general nature and extent of the rehabilitation to be undertaken | <input type="checkbox"/> Description of the "underserved area" (Qualified Retail Food Establishments only) |
| <input checked="" type="checkbox"/> Descriptive list of the fixed building equipment that will be a part of the qualified facility | <input type="checkbox"/> Commercial Rehabilitation Exemption Certificate for Qualified Retail Food Establishments (Form 4750) (Qualified Retail Food Establishments only) |
| <input checked="" type="checkbox"/> Time schedule for undertaking and completing the facility's rehabilitation | |

PART 3: APPLICANT CERTIFICATION

Name of Authorized Company Officer (no authorized agents)	Telephone Number		
Philip Kafka	214-674-4458		
Fax Number	E-mail Address		
none	pk@princcconcepts.com		
Street Address	City	State	ZIP Code
595 Broadway #3	New York	NY	10012

I certify that, to the best of my knowledge, the information contained herein and in the attachments is truly descriptive of the property for which this application is being submitted. Further, I am familiar with the provisions of Public Act 210 of 2005, as amended, and to the best of my knowledge the company has complied or will be able to comply with all of the requirements thereof which are prerequisite to the approval of the application by the local governmental unit and the issuance of a Commercial Rehabilitation Exemption Certificate by the State Tax Commission.

I further certify that this rehabilitation program, when completed, will constitute a rehabilitated facility, as defined by Public Act 210 of 2005, as amended, and that the rehabilitation of this facility would not have been undertaken without my receipt of the exemption certificate.

Signature of Authorized Company Officer (no authorized agents)

philip kafka

Title	Date
President	09/18/2017

PART 4: ASSESSOR RECOMMENDATIONS (assessor of LGU must complete Part 4)

Provide the Taxable Value and State Equalized Value of Commercial Property as provided in Public Act 210 of 2005 as amended, for the tax year immediately preceding the effective date of the certificate (December 31 of the year approved by the STC)

	Taxable Value	State Equalized Value (SEV)
Land		
Building(s)		

The property to be covered by this exemption may not be included on any other specific tax roll while receiving the Commercial Rehabilitation Exemption. For example property on the Eligible Tax Reverted Property (Land Bank) specific tax roll cannot be granted a Commercial Rehabilitation Exemption that would also put the same property on the Commercial Rehabilitation specific tax roll.

By checking this box I certify that, if approved, the property to be covered by this exemption will be on the Commercial Rehabilitation Exemption specific tax roll and not on any other specific tax roll.

Name of Local Government Body:

Name of Assessor (first and last name)	Telephone Number
Fax Number	E-mail Address

I certify that, to the best of my knowledge, the information contained in Part 4 of this application is complete and accurate.

Assessor's Signature

Date

PART 5: LOCAL GOVERNMENT ACTION (clerk of LGU must complete Part 5)

Action Taken By LGU (attach a certified copy of the resolution)

Exemption approved for _____ years, ending December 30, _____ (not to exceed 10 years)

Exemption Denied

Date District Established (attach resolution for district) Local Unit Classification Identification (LUCI) Code School Code

PART 6: LOCAL GOVERNMENT CLERK CERTIFICATION (clerk of LGU must complete Part 6)

Clerk's Name (first and last)	Telephone Number		
Fax Number	E-mail Address		
Mailing Address	City	State	ZIP Code
LGU Contact Person for Additional Information:	LGIJ Contact Person Telephone Number		Fax Number

I certify that, to the best of my knowledge, the information contained in this application and attachments is complete and accurate and hereby request the State Tax Commission issue a Commercial Rehabilitation Exemption Certificate, as provided by Public Act 210 of 2005, as amended.

Clerk's Signature

Date

The clerk must retain the original application at the local unit and mail one copy of the completed application with attachments to:

State Tax Commission
P.O. Box 30471
Lansing MI 48909

Instructions for Completing Form 4507

Application for Commercial Rehabilitation Exemption Certificate

The Commercial Rehabilitation Exemption Certificate was created by Public Act 210 of 2005, as amended. The application is initially filed, reviewed, and approved by the LGU and then reviewed and approved by the State Tax Commission. According to Section 3 of Public Act 210 of 2005, as amended, the LGU must establish a Commercial Rehabilitation District. Rehabilitation may commence after establishment of the Commercial Rehabilitation District.

Owner / Applicant Instructions

1. Complete Parts 1, 2 and 3 of application.
2. Prepare and attach all documents required under Part 2 of the application:
 - a. General description of the facility (year built, original use, most recent use, number of stories, square footage)
 - b. Description of the qualified facility's proposed use
 - c. Description of the general nature and extent of the rehabilitation to be undertaken
 - d. Descriptive list of the fixed building equipment that will be a part of the qualified facility
 - e. Time schedule for undertaking and completing the facility's rehabilitation
 - f. Statement of the economic advantages expected from the exemption
 - g. Legal description of the facility
 - h. Description of the "underserved area" (Qualified Retail Food Establishments only)
3. Qualified Retail Food Establishments:
 - a. Complete Part 1 of the *Commercial Rehabilitation Exemption Certificate for Qualified Retail Food Establishments* (Form 4753). Submit to LGU clerk along with application.
 - b. Describe the "underserved area" and provide supporting documentation to show how the project area meets one or more of the following requirements:
 - i. An area that contains a low to moderate income census tract(s) which, based on per capita income, are tracts below the 66.67 percentile (\$23,643 in 1999 dollars) and a below average supermarket density
 - ii. An area that has a supermarket customer base with more than 50% living in a low income census tract(s) which based on the per capita income, are tracts below the 66.67 percentile (\$23,643 in 1999 dollars)
 - iii. An area that has demonstrated significant access limitations due to travel distance and has no Qualified Retail Food Establishments within two miles of the geo-center for an urban area or has no Qualified Retail Food Establishments within nine miles of the geo-center for a rural area.

For assistance in determining the project area's eligibility, visit www.michigan.gov/propertytaxexemptions and click on Commercial Rehabilitation Act.

4. Submit the application and all attachments to the clerk of the LGU where the property is located.

LGU Assessor Instructions

Complete and sign Part 4 of the application.

LGU Clerk Instructions

1. After LGU action, complete Part 5 of the application.
2. After reviewing the application for complete and accurate information, complete Part 6 and sign the application to certify the application meets the requirements as outlined by Public Act 210 of 2005, as amended.
3. Assemble the following for a complete application:
 - a. Completed *Application for Commercial Rehabilitation Exemption Certificate* (Form 4507)
 - b. All required attachments listed under Part 2
 - c. A copy of the resolution by the LGU establishing the district
 - d. A certified copy of the resolution by the LGU approving the application
 - e. Complete Form 4753 (Qualified Retail Food Establishments only)
4. Submit the completed application to State Tax Commission, P.O. Box 30471, Lansing, MI 48909.

Application Deadline

The State Tax Commission must receive complete applications on or before October 31 to ensure processing and certificate issuance for the following tax year. Applications received after October 31 may not be processed in time for certificate issuance for the following tax year.

For guaranteed receipt by the State Tax Commission, send applications and attachments via certified mail.

If you have questions or need additional information or sample documents, visit www.michigan.gov/propertytaxexemptions or call (517) 373-2408.

5000 W. Grand River, Detroit, Michigan 48208

A. General Description of the Obsolete Facility

Year Built: 1952

Original Use: Grocery Store

Most Recent Use: Furniture Store

Number of Stories: 1

Square Footage: 13,967 Net Rentable Square Feet

B. General Description of Proposed Use of the Rehabilitated Facility

This building is derelict. It has been abandoned for 8 years. We will white box it and prepare it for commercial tenants.

C. Description of the General Nature and Extent of the Rehabilitation to be Undertaken

- Mechanical: Install heating/cooling
- Electric: Place junction boxes, outlets, and switches at optimal locations.
- Plumbing: Update bathrooms
- Repaint Interior
- Repair Roof
- Waterproof walls and windows
- Seal the building.

D. A Descriptive List of Fixed Building Equipment that will be a Part of the Rehabilitated Facility

To be determined. Fixed building equipment – excluding mechanical, electric, and plumbing – will be tenant-specific.

E. A Time Schedule for Undertaking and Completing Rehabilitation of the Facility

We anticipate to commencing the renovation of this building May of 2017 and completing the renovation August 2017.

F. Statement of Economic Advantages

A ten-year tax freeze will give us time to invest and develop a market while our tax burden remains predictable. Given that the neighborhood is in a steady decline and that there really is no real estate "market" in the neighborhood we are rehabilitating, knowing more clearly what our tax burden will be will give us more room to invest in developing inspired projects with affordable rents.

G. Legal Description

N GRAND RIVER ALL THAT PART OF STANTON FARM LYG N O F GRAND RIVER AVE E OF MCRR R/W ALSO
LOTS 11 THRU 4 AND VAC STREET & ALLEY ADJ MARY E ARMSTONGS SUB L6 P8 PLATS, W C R 10/48
27,896 SQ FT

2018-01-24

134

*134 Petition of Prince Realty LLC, request
for the establishment of a
Commercial Rehabilitation Exemption
Certificate for property located at
5000 W. Grand Avenue under Public
Act 210 of 2005. (District is under*

REFERRED TO THE FOLLOWING DEPARTMENT(S)

LAW DEPARTMENT PLANNING AND DEVELOPMENT
DEPARTMENT
LEGISLATIVE POLICY DIVISION FINANCE DEPARTMENT



CITY OF DETROIT
OFFICE OF THE CHIEF FINANCIAL OFFICER
OFFICE OF THE ASSESSOR

COLEMAN A. YOUNG MUNICIPAL CENTER
2 WOODWARD AVENUE, SUITE 824
DETROIT, MICHIGAN 48226
(313) 224-3011 • TTY:711
(313) 224-9400
WWW.DETROITMI.GOV

September 26, 2019

Katharine G. Trudeau, Deputy Director
Planning & Development Department
Coleman A. Young Municipal Center
2 Woodward Ave, Suite 808
Detroit, MI 48226

RE: Commercial Rehabilitation Certificate – **Prince Realty LLC**

Parcel Number: 10000598.
Property Address: 5000 W. Grand River

Dear Ms. Trudeau:

The Office of the Chief Financial Officer, Office of the Assessor, has reviewed the Commercial Rehabilitation District certificate application for the property located at **5000 W. Grand River** in the **Woodbridge** area in the City of Detroit.

The rationale for issuing Commercial Rehabilitation certificates under PA 210 of 2005, as amended, is based on the anticipation of increased market value upon completion of new construction and /or significant rehabilitation of existing commercial property and commercial housing property. Normal repair and maintenance are not assessed and do not necessarily generate additional market value.

The project as proposed by **Prince Realty LLC** involves rehabilitating the building for white box commercial use. The property contains a one-story 14,025 square feet former furniture store on .628 acres of land, for white box. The rehabilitation will include installing heating and cooling, updating electrical and plumbing, repairing the roof and waterproofing the walls and windows.

The 2019 values are as follows:

Parcel #	Address	Building Assessed Value (SEV)	Building Taxable Value	Land Assessed Value (SEV)	Land Taxable Value
10000598.	5000 W. Grand River	\$59,700	\$ 22,349	\$ 20,000	\$ 7,487

This property meets the criteria set forth under PA 210 of 2005, as amended. It applies to a building or a group of contiguous buildings, a portion of a building or group of contiguous buildings previously used for commercial or industrial purposes, obsolete industrial property, and vacant property which, within the immediately preceding 15 years, was operating as a commercial business enterprise.

A review of the general plans, along with the criteria set forth under the Commercial Rehabilitation Act, indicated that the proposed project located at **5000 W. Grand River Avenue** is eligible as it pertains to the Commercial Rehabilitation certificate criteria under P.A. 210 of 2005, as amended.

Sincerely,

Charles Ericson, MMAO
Assessor, Board of Assessors

mmp



Commercial Rehabilitation Certificate

Prince Realty LLC

Page 2

Property Owner: 5K LLC

Property Address: 5000 W GRAND RIVER

Parcel Number: 10000598.

Legal Description: N GRAND RIVER ALL THAT PART OF STANTON FARM LYG N OF GRAND RIVER AVE E OF MCRR R/W ALSO LOTS 11 THRU 4 AND VAC STREET & ALLEY ADJ MARY E ARMSTONGS SUB L6 P8 PLATS, W C R 10/48 27,896 SQ FT

The legal description matched the applicant's submitted legal description.





Housing and Revitalization
Department

SS

Coleman A. Young Municipal Center
2 Woodward Avenue, Suite 908
Detroit, Michigan 48226

Phone: 313.224.6380
Fax: 313.224.1629
www.detroitmi.gov

October 3, 2019

Detroit City Council
1340 Coleman A. Young Municipal Center
Detroit, MI 48226

Re: Request for Public Hearing to Approve a Commercial Rehabilitation Certificate on behalf of PK POWER PLANT, LLC in the area of 4885 15th STREET, Detroit, Michigan, in accordance with Public Act 210 of 2005 (Petition #135).

Honorable City Council:

The Housing and Revitalization Department, Planning & Development Department and Finance Department have reviewed the application of **PK POWER PLANT, LLC** and find that it satisfies the criteria set forth by P.A. 210 of 2005 and would be consistent with development and economic goals of the Master Plan.

Public Act 210 of 2005 states that the legislative body of the qualified local governmental unit, shall by resolution either approve or disapprove the application for a Commercial Rehabilitation Exemption Certificate in accordance with Section 3 and other provisions of this act. Prior to acting upon a resolution to recommend approval, a public hearing must be held, and the City Clerk must provide written notice of the public hearing to the assessor and to the governing body of each taxing unit that levies an ad valorem tax within the eligible district.

We request that a Public Hearing be scheduled on the issue of approving the application for the Commercial Rehabilitation Certificate. Attached for your consideration, please find a resolution establishing a date and time for the public hearing.

Respectfully submitted,

Kelly Vickers
HRD Associate Director, Housing Underwriting

DR/AM

Cc: S. Washington, Mayor's Office
K. Trudeau, PDD
K. Vickers, HRD
A. McLeod, HRD

BY COUNCIL MEMBER _____

WHEREAS, pursuant to Public Act 210 of 2005 (“the Act”) this City Council may adopt a resolution approving the application of a Commercial Rehabilitation Exemption Certificate within the boundaries of the City of Detroit; and

WHEREAS, **PK POWER PLANT, LLC** has made application for a Commercial Rehabilitation Exemption Certificate whose boundaries are particularly described in the map and legal description attached hereto; and

WHEREAS, prior to such approval, the City Council shall provide an opportunity for a Public Hearing, at which a Public Hearing on such adoption of a resolution providing such tax exemption, at which Public Hearing representatives of any taxing authority levying *ad valorem* taxes within the City, or any other resident or taxpayer of the City of Detroit may appear and be heard on the matter.

NOW THEREFORE BE IT

RESOLVED, that on the _____ 2019 in the City Council Committee Room, 13th floor, Coleman A. Young Municipal Center, a Public Hearing be held on the above described application and be it finally

RESOLVED, that the City Clerk shall give notice of the Public Hearing to the general public and shall give written notice of the Public Hearing by certified mail to all taxing authorities levying an *ad valorem* tax within the City of Detroit.

Janice M. Winfrey
City Clerk

City of Detroit
OFFICE OF THE CITY CLERK

Vivian A. Hudson
Deputy City Clerk

DEPARTMENTAL REFERENCE COMMUNICATION

Wednesday, January 24, 2018

To: The Department or Commission Listed Below
From: Janice M. Winfrey, Detroit City Clerk

The following petition is herewith referred to you for report and recommendation to the City Council.

In accordance with that body's directive, kindly return the same with your report in duplicate within four (4) weeks.

LEGISLATIVE POLICY DIVISION FINANCE DEPARTMENT
LAW DEPARTMENT PLANNING AND DEVELOPMENT DEPARTMENT

135 *PK POWER PLANT LLC, request for the establishment of a Commercial Rehabilitation Exemption Certificate for property located at 4885 15th Street under Public Act 210 of 2005. (District is under Petition #1376)*

USE!

STATE USE ONLY		
Application Number	Date Received	LUCI Code

Application for Commercial Rehabilitation Exemption Certificate

Issued under authority of Public Act 210 of 2005, as amended.

Read the instructions page before completing the form. This application should be filed after the commercial rehabilitation district is established. The applicant must complete Parts 1, 2 and 3 and file one original application form (with required attachments) and one additional copy with the clerk of the local governmental unit (LGU). Attach the legal description of property on a separate sheet. This project will not receive tax benefits until approved by the State Tax Commission (STC). Applications received after October 31 may not be acted upon in the current year. This application is subject to audit by the STC.

PART 1: OWNER / APPLICANT INFORMATION (applicant must complete all fields)

Applicant (Company) Name (applicant must be the owner of the facility) PRINCE REALTY, LLC		NAICS or SIC Code	
Facility's Street Address 1885 15TH ST	City DETROIT	State MI	ZIP Code 48208
Name of City, Township or Village (taxing authority) DETROIT	County WAYNE	School District Where Facility is Located	
<input checked="" type="checkbox"/> City <input type="checkbox"/> Township <input type="checkbox"/> Village	Planned Date of Rehabilitation Completion (mm/dd/yyyy) 9/01/2020		
Date of Rehabilitation Commencement (mm/dd/yyyy) 11/01/2019	Number of Years Exemption Requested (1-10) 10		
Estimated Cost of Rehabilitation			

Expected Project Outcomes (check all that apply)

- | | | |
|--|---|---|
| <input checked="" type="checkbox"/> Increase Commercial Activity | <input type="checkbox"/> Retain Employment | <input checked="" type="checkbox"/> Revitalize Urban Areas |
| <input checked="" type="checkbox"/> Create Employment | <input type="checkbox"/> Prevent Loss of Employment | <input type="checkbox"/> Increase Number of Residents In Facility's Community |

No. of jobs to be created due to facility's rehabilitation 15	No. of jobs to be retained due to facility's rehabilitation	No. of construction jobs to be created during rehabilitation 10
---	---	---

PART 2: APPLICATION DOCUMENTS

Prepare and attach the following items:

- | | |
|---|---|
| <input type="checkbox"/> General description of the facility (year built, original use, most recent use, number of stories, square footage) | <input type="checkbox"/> Statement of the economic advantages expected from the exemption |
| <input type="checkbox"/> Description of the qualified facility's proposed use | <input type="checkbox"/> Legal description |
| <input type="checkbox"/> Description of the general nature and extent of the rehabilitation to be undertaken | <input type="checkbox"/> Description of the "underserved area" (Qualified Retail Food Establishments only) |
| <input type="checkbox"/> Descriptive list of the fixed building equipment that will be a part of the qualified facility | <input type="checkbox"/> Commercial Rehabilitation Exemption Certificate for Qualified Retail Food Establishments (Form 4753) (Qualified Retail Food Establishments only) |
| <input type="checkbox"/> Time schedule for undertaking and completing the facility's rehabilitation | |

PART 3: APPLICANT CERTIFICATION

Name of Authorized Company Officer (no authorized agents) PHILIP KAELA	Telephone Number (214)674-4458		
Fax Number	E-mail Address PK@PRINCECONCEPTS.COM		
Street Address 4104 N M ST # A	City DETROIT	State MI	ZIP Code 48208
<i>I certify that, to the best of my knowledge, the information contained herein and in the attachments is truly descriptive of the property for which this application is being submitted. Further, I am familiar with the provisions of Public Act 210 of 2005, as amended, and to the best of my knowledge the company has compiled or will be able to comply with all of the requirements thereof which are prerequisite to the approval of the application by the local governmental unit and the issuance of a Commercial Rehabilitation Exemption Certificate by the State Tax Commission.</i>			
<i>I further certify that this rehabilitation program, when completed, will constitute a rehabilitated facility, as defined by Public Act 210 of 2005, as amended, and that the rehabilitation of this facility would not have been undertaken without my receipt of the exemption certificate.</i>			
Signature of Authorized Company Officer (no authorized agents) Philip Kaela	Title MANAGING MEMBER	Date 10-3-19	

Do NOT USE!

Michigan Department of Treasury
4507 (Rev 06-09)

STATE USE ONLY		
Application Number	Date Received	LUCI Code

Application for Commercial Rehabilitation Exemption Certificate

Issued under authority of Public Act 210 of 2005, as amended

Read the instructions page before completing the form. This application should be filed after the **commercial rehabilitation district is established**. The applicant must complete Parts 1, 2 and 3 and file one original application form (with required attachments) and one additional copy with the clerk of the local governmental unit (LGU). Attach the legal description of property on a separate sheet. This project will not receive tax benefits until approved by the State Tax Commission (STC). Applications received after October 31 may not be acted upon in the current year. This application is subject to audit by the STC.

PART 1: OWNER / APPLICANT INFORMATION (applicant must complete all fields)

Applicant (Company) Name (applicant must be the owner of the facility) PK POWERPLANT LLC		NAICS or SIC Code 6519
Facility's Street Address 4885 15th Street	City Detroit	State MI ZIP Code 48208
Name of City, Township or Village (taxing authority) City of Detroit	County Wayne	School District Where Facility is Located Detroit City School District
<input checked="" type="checkbox"/> City <input type="checkbox"/> Township <input checked="" type="checkbox"/> Village		
Date of Rehabilitation Commencement (mm/dd/yyyy) 03/01/2018	Planned Date of Rehabilitation Completion (mm/dd/yyyy) 02/28/2017	
Estimated Cost of Rehabilitation \$472,614.00	Number of Years Exemption Requested (1-10) 10	
Expected Project Outcomes (check all that apply)		
<input checked="" type="checkbox"/> Increase Commercial Activity	<input type="checkbox"/> Retain Employment	<input checked="" type="checkbox"/> Revitalize Urban Areas
<input checked="" type="checkbox"/> Create Employment	<input type="checkbox"/> Prevent Loss of Employment	<input checked="" type="checkbox"/> Increase Number of Residents in Facility's Community
No. of jobs to be created due to facility's rehabilitation 50	No. of jobs to be retained due to facility's rehabilitation	No. of construction jobs to be created during rehabilitation 25

PART 2: APPLICATION DOCUMENTS

Prepare and attach the following items:

- General description of the facility (year built, original use, most recent use, number of stories, square footage)
- Statement of the economic advantages expected from the exemption
- Description of the qualified facility's proposed use
- Legal description
- Description of the general nature and extent of the rehabilitation to be undertaken
- Description of the "underserved area" (Qualified Retail Food Establishments only)
- Descriptive list of the fixed building equipment that will be a part of the qualified facility
- Commercial Rehabilitation Exemption Certificate for Qualified Retail Food Establishments (Form 4753) (Qualifying Retail Food Establishments only)
- Time schedule for undertaking and completing the facility's rehabilitation

PART 3: APPLICANT CERTIFICATION

Name of Authorized Company Officer (no authorized agents) Philip Kafka	Telephone Number 214-674-4458		
Fax Number none	E-mail Address pk@princeconcepts.com		
Street Address 595 Broadway #3	City New York	State NY	ZIP Code 10012

I certify that, to the best of my knowledge, the information contained herein and in the attachments is truly descriptive of the property for which this application is being submitted. Further, I am familiar with the provisions of Public Act 210 of 2005, as amended and to the best of my knowledge the company has complied or will be able to comply with all of the requirements thereof which are prerequisite to the approval of the application by the local governmental unit and the issuance of a Commercial Rehabilitation Exemption Certificate by the State Tax Commission.

I further certify that this rehabilitation program, when completed, will constitute a rehabilitated facility, as defined by Public Act 210 of 2005, as amended and that the rehabilitation of this facility would not have been undertaken without my receipt of the exemption certificate.

Signature of Authorized Company Officer (no authorized agents) Philip Kafka	Title President	Date 9/18/2017
---	---------------------------	--------------------------

PART 4: ASSESSOR RECOMMENDATIONS (assessor of LGU must complete Part 4)

Provide the Taxable Value and State Equalized Value of Commercial Property, as provided in Public Act 210 of 2005, as amended, for the tax year immediately preceding the effective date of the certificate (December 31 of the year approved by the STC).

	Taxable Value	State Equalized Value (SEV)
Land		
Building(s)		

The property to be covered by this exemption may not be included on any other specific tax roll while receiving the Commercial Rehabilitation Exemption. For example, property on the Eligible Tax Reverted Property (Land Bank) specific tax roll cannot be granted a Commercial Rehabilitation Exemption that would also put the same property on the Commercial Rehabilitation specific tax roll.

By checking this box I certify that, if approved, the property to be covered by this exemption will be on the Commercial Rehabilitation Exemption specific tax roll and not on any other specific tax roll.

Name of Local Government Body

Name of Assessor (first and last name)	Telephone Number
Fax Number	E-mail Address

I certify that, to the best of my knowledge, the information contained in Part 4 of this application is complete and accurate.

Assessor's Signature

Date

PART 5: LOCAL GOVERNMENT ACTION (clerk of LGU must complete Part 5)

Action Taken By LGU (attach a certified copy of the resolution)

- Exemption approved for _____ years, ending December 30, _____ (not to exceed 10 years)
 Exemption Denied

Date District Established (attach resolution for district)	Local Unit Classification Identification (LUCI) Code	School Code
--	--	-------------

PART 6: LOCAL GOVERNMENT CLERK CERTIFICATION (clerk of LGU must complete Part 6)

Clerk's Name (first and last)	Telephone Number		
Fax Number	E-mail Address		
Mailing Address	City	State	ZIP Code
LGU Contact Person for Additional Information	LGU Contact Person Telephone Number		Fax Number

I certify that, to the best of my knowledge, the information contained in this application and attachments is complete and accurate and hereby request the State Tax Commission issue a Commercial Rehabilitation Exemption Certificate, as provided by Public Act 210 of 2005, as amended.

Clerk's Signature

Date

The clerk must retain the original application at the local unit and mail one copy of the completed application with attachments to:

State Tax Commission
P O Box 30471
Lansing, MI 48909

Instructions for Completing Form 4507

Application for Commercial Rehabilitation Exemption Certificate

The Commercial Rehabilitation Exemption Certificate was created by Public Act 210 of 2005, as amended. The application is initially filed, reviewed, and approved by the LGU and then reviewed and approved by the State Tax Commission. According to Section 3 of Public Act 210 of 2005, as amended, the LGU must establish a Commercial Rehabilitation District. Rehabilitation may commence after establishment of the Commercial Rehabilitation District.

Owner / Applicant Instructions

1. Complete Parts 1, 2 and 3 of application
 2. Prepare and attach all documents required under Part 2 of the application:
 - a. General description of the facility (year built, original use, most recent use, number of stories, square footage)
 - b. Description of the qualified facility's proposed use
 - c. Description of the general nature and extent of the rehabilitation to be undertaken
 - d. Descriptive list of the fixed building equipment that will be a part of the qualified facility
 - e. Time schedule for undertaking and completing the facility's rehabilitation
 - f. Statement of the economic advantages expected from the exemption
 - g. Legal description of the facility
 - h. Description of the "underserved area" (Qualified Retail Food Establishments only)
 3. Qualified Retail Food Establishments:
 - a. Complete Part 1 of the *Commercial Rehabilitation Exemption Certification for Qualified Retail Food Establishments* (Form 4753). Submit to LGU clerk along with application.
 - b. Describe the "underserved area" and provide supporting documentation to show how the project area meets one or more of the following requirements:
 - i. An area that contains a low to moderate income census tract(s) which, based on per capita income, are tracts below the 66.67 percentile (\$23,643 in 1999 dollars) and a below average supermarket density
 - ii. An area that has a supermarket customer base with more than 50% living in a low income census tract(s) which based on the per capita income, are tracts below the 66.67 percentile (\$23,643 in 1999 dollars)
 - iii. An area that has demonstrated significant access limitations due to travel distance and has no Qualified Retail Food Establishments within two miles of the geo-center for an urban area or has no Qualified Retail Food Establishments within nine miles of the geo-center for a rural area
- For assistance in determining the project area's eligibility, visit www.michigan.gov/propertytaxexemptions and click on Commercial Rehabilitation Act.
4. Submit the application and all attachments to the clerk of the LGU where the property is located

LGU Assessor Instructions

Complete and sign Part 4 of the application.

LGU Clerk Instructions

1. After LGU action, complete Part 5 of the application.
2. After reviewing the application for complete and accurate information, complete Part 6 and sign the application to certify the application meets the requirements as outlined by Public Act 210 of 2005, as amended
3. Assemble the following for a complete application:
 - a. Completed *Application for Commercial Rehabilitation Exemption Certificate* (Form 4507)
 - b. All required attachments listed under Part 2
 - c. A copy of the resolution by the LGU establishing the district
 - d. A certified copy of the resolution by the LGU approving the application
 - e. Complete Form 4753 (Qualified Retail Food Establishments only)
4. Submit the completed application to: State Tax Commission, P.O. Box 30471, Lansing, MI 48909

Application Deadline

The State Tax Commission must receive complete applications on or before October 31 to ensure processing and certificate issuance for the following tax year. Applications received after October 31 may not be processed in time for certificate issuance for the following tax year.

For guaranteed receipt by the State Tax Commission, send applications and attachments via certified mail.

If you have questions or need additional information or sample documents, visit www.michigan.gov/propertytaxexemptions or call (517) 373-2408.

4885 15th Street, Detroit, Michigan, 48208

A. General Description of the Obsolete Facility

Year Built: 1926

Original Use: Warehouse Space

Most Recent Use: Architectural Salvage Warehouse (Current Tenant)

Number of Stories: 2

Square Footage: 8,500 Square Feet

B. General Description of Proposed Use of the Rehabilitated Facility

We aim to rehabilitate this derelict building for a retail use. We have yet to identify a tenant or use for this building's space.

C. Description of the General Nature and Extent of the Rehabilitation to be Undertaken

- Mechanical: Install heating/cooling system
- Electrical: Update service, install junction boxes, switches, and outlets
- Plumbing: Install bathroom

D. A Descriptive List of Fixed Building Equipment that will be a Part of the Rehabilitated Facility

To be determined. Fixed building equipment – excluding mechanical, electric, and plumbing – will be tenant-specific.

E. A Time Schedule for Undertaking and Completing Rehabilitation of the Facility

We anticipate to commencing the renovation of this building March 2018 and completing the renovation February 2020.

F. Statement of Economic Advantages

A ten-year tax freeze will give us time to invest and develop a market while our tax burden remains predictable. Given that the neighborhood is in a steady decline and that there really is no real estate "market" in the neighborhood we are rehabilitating, knowing more clearly what our tax burden will be will give us more room to invest in developing inspired projects with affordable rents.

G. Legal Description

W 15TH 10'BRIENS SUB OF PT OF E1/2 OF LAFONTAINE FARM L20 P44 PLATS, W C R 10/49 127.17 IRREG

2018-01-24

135

*Petition of PK POWER PLANT LLC,
request for the establishment of a
Commercial Rehabilitation Exemption
Certificate for property located at
4885 15th Street under Public Act 210
of 2005. (District is under Petition
#1376)*

REFERRED TO THE FOLLOWING DEPARTMENT(S)

LEGISLATIVE POLICY DIVISION FINANCE DEPARTMENT
LAW DEPARTMENT PLANNING AND DEVELOPMENT
DEPARTMENT



CITY OF DETROIT
OFFICE OF THE CHIEF FINANCIAL OFFICER
OFFICE OF THE ASSESSOR

COLEMAN A. YOUNG MUNICIPAL CENTER
2 WOODWARD AVENUE, SUITE 824
DETROIT, MICHIGAN 48226
(313) 224-3011 • TTY:711
(313) 224-9400
WWW.DETROITMI.GOV

September 26, 2019

Katharine G. Trudeau, Deputy Director
Planning & Development Department
Coleman A. Young Municipal Center
2 Woodward Ave, Suite 808
Detroit, MI 48226

RE: Commercial Rehabilitation Certificate – **PK Power Plant LLC**
Parcel Number: 10005729.002L
Property Address: 4885 15th Street

Dear Ms. Trudeau:

The Office of the Chief Financial Officer, Office of the Assessor, has reviewed the Commercial Rehabilitation District certificate application for the property located at **4885 15th Street** in the **Woodbridge** area in the City of Detroit

The rationale for issuing Commercial Rehabilitation certificates under PA 210 of 2005, as amended, is based on the anticipation of increased market value upon completion of new construction and /or significant rehabilitation of existing commercial property and commercial housing property. Normal repair and maintenance are not assessed and do not necessarily generate additional market value.

The project as proposed by **PK Power Plant LLC** involves rehabilitating the warehouse building, part two-story and part one-story with 8,994 total square feet on .141 acres of land, for retail use. The rehabilitation will include installing heating and cooling, updating electrical and updating plumbing.

The 2019 values are as follows:

Parcel #	Address	Building Assessed Value (SEV)	Building Taxable Value	Land Assessed Value (SEV)	Land Taxable Value
10005729.002L	4885 15th Street	\$17,300	\$17,300	\$ 3,200	\$ 3,200

This property meets the criteria set forth under PA 210 of 2005, as amended. It applies to a building or a group of contiguous buildings, a portion of a building or group of contiguous buildings previously used for commercial or industrial purposes, obsolete industrial property, and vacant property which, within the immediately preceding 15 years, was operating as a commercial business enterprise.

A review of the general plans, along with the criteria set forth under the Commercial Rehabilitation Act, indicated that the proposed project located at **4885 15th Street** is eligible as it pertains to the Commercial Rehabilitation certificate criteria under P.A. 210 of 2005, as amended.

Sincerely,

Charles Ericson, MMAO
Assessor, Board of Assessors

mmp



Commercial Rehabilitation Certificate

PK Power Plant LLC

Page 2

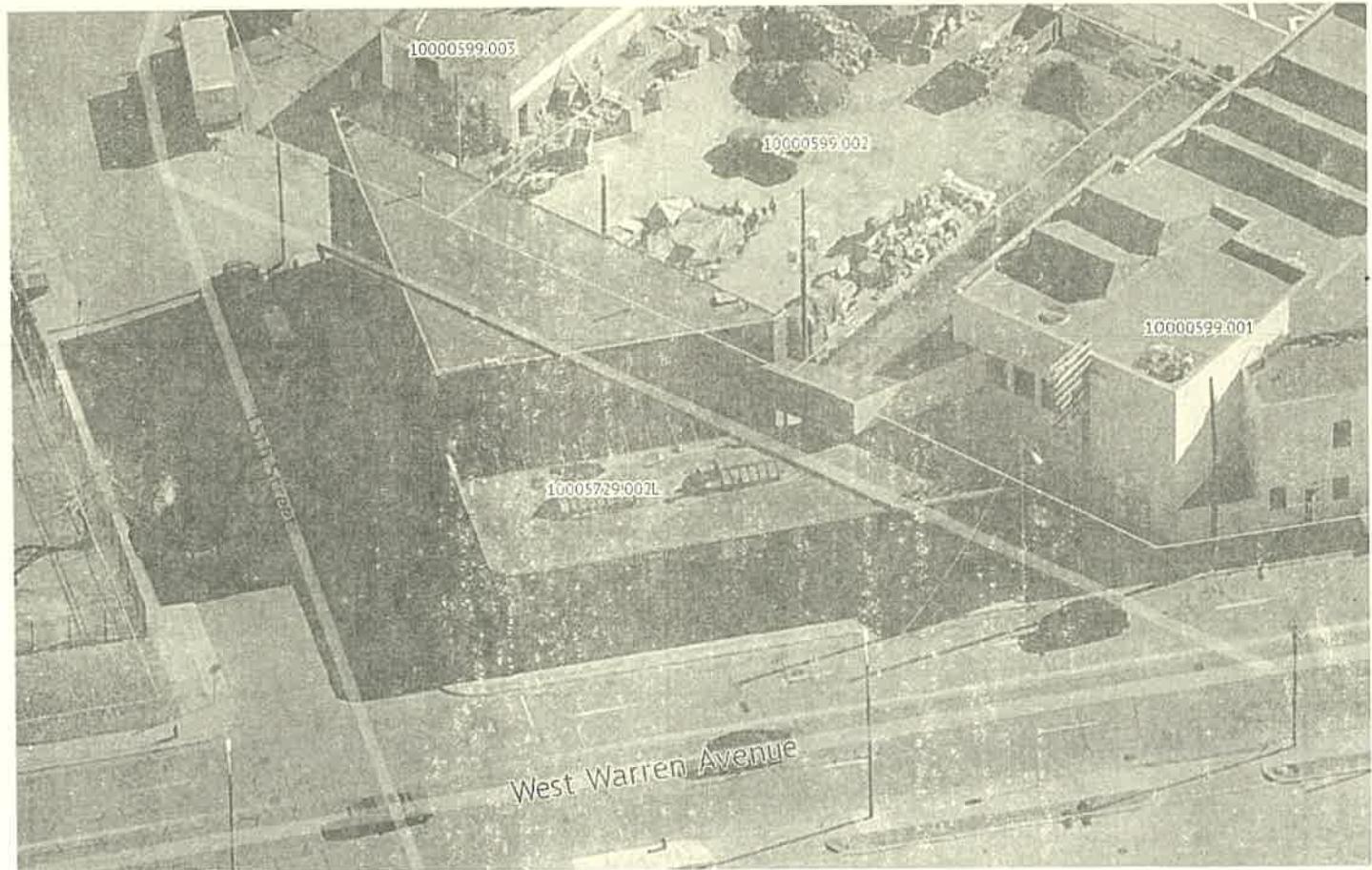
Property Owner: PRINCE REALTY LLC

Property Address: 4885 15th STREET

Parcel Number: 10005729.002L

Legal Description: W 15TH 1O'BRIENS SUB OF PT OF E1/2 OF LAFONTAINE FARM L20 P44 PLATS, W C R 10/49 1 27.17 IRREG

The legal description matched the applicant's submitted legal description.





TO: Veronica Farley, Housing and Revitalization Department
FROM: John Baran, Planning Division
RE: Master Plan Interpretation for Commercial Rehabilitation District for 4885 15th Street.
DATE: February 8, 2018
CC: Maurice Cox, Director

In order to ensure that the issuance of a certificate for a Commercial Rehabilitation District is consistent with the City's Master Plan of Policies and will have the reasonable likelihood to increase commercial activity; create, retain or prevent a loss of employment; revitalize an urban area; or increase the number of residents in a community, pursuant to State of Michigan, Public Act 210 of 2005 (section 207.841), the Planning and Development Department's Planning Division submits the following interpretation.

The proposed Commercial Rehabilitation District is being requested by PK Power Plant, LLC for property located at 4885 15th Street.

Location
4885 15th Street

Existing Site Information
The subject site is zoned B4 (General Business District). The site currently is a two story, 8,500 square foot warehouse sales/building. The Master Plan Future Land Use designation for the site is INST (Institutional).

Surrounding Site Information
The immediate surrounding zoning south of Warren is also B4. To the east is parking and a secondary school. To the south is a church and to the west, fronting on Grand River, are industrial/warehouse buildings. To the north of Warren the zoning is M4 (Intensive Industrial District) with an auto supply building and storage lot. The Master Plan Future General Land Use designation south of Warren is also INST. To the north of Warren the designation is Light Industrial (IL).

Project Proposal
The proposed project is to rehabilitate the building for retail use.

Interpretation

Impact on Surrounding Land Use
The development of the subject site will contribute to the development of the Grand River corridor. South of Warren, the immediate surrounding land uses are institutional (such as a church, school and postal facility). Further south, along Grand River are commercial uses designated in the Master Plan as Mixed – Residential Commercial (MRC) and Retail Center (CRC).



Impact on Transportation

The site is near the intersection of two Major Streets (Warren and Grand River) as designated by the Master Plan of Policies. DDOT routes are along Grand River, Warren and 14th Street.

Master Plan Interpretation

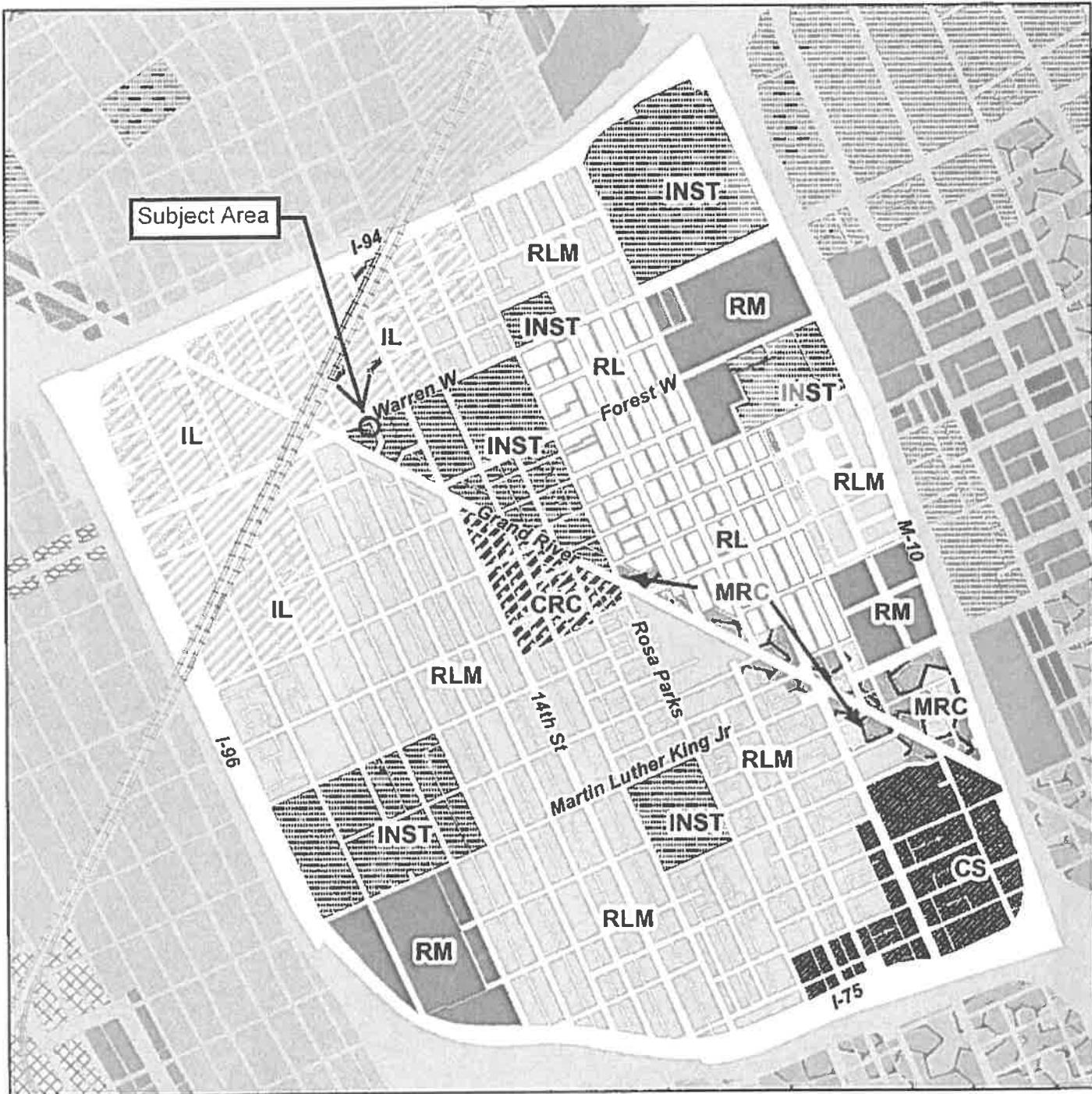
The Master Plan Future General Land use categories used on all the maps are generalized. Boundaries are not meant to be precise as to blocks or property lines. Categories are descriptive of general development recognizing that some intermixtures are permissible or desirable.

The development is along two Major Streets and in proximity to commercial and mixed use designations along Grand River. Furthermore, the Master Plan recognizes that the Grand River corridor has many vacant lots and underutilized buildings. Policy 4.1 of the Jeffries Neighborhood recommends "...development to replace obsolete commercial properties along Grand River."

The proposed development does not change the Future General Land Use characteristics of the area and conforms to the policies of the City's Master Plan.

Attachments

Future General Land Use Map: Map 4-7B, Neighborhood Cluster 4, Middle Woodward.



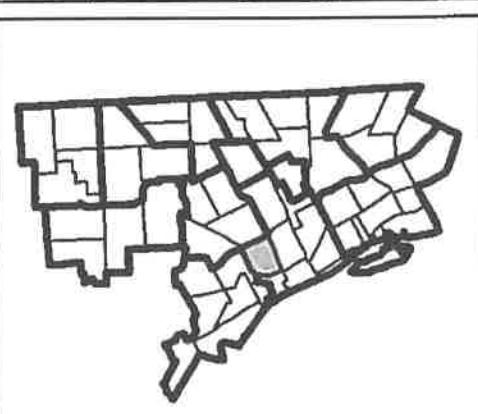
Map 4-3B
City of Detroit
Master Plan of
Policies

Neighborhood Cluster 4 Jeffries



Future Land Use

Low Density Residential (RL)	Thoroughfare Commercial (CT)	Mixed - Town Center (MTC)
Low / Medium Density Residential (RLM)	Special Commercial (CS)	Recreation (PRC)
Medium Density Residential (RM)	General Industrial (G)	Regional Park (PR)
High Density Residential (RH)	Light Industrial (L)	Private Marina (PRM)
Major Commercial (CM)	Distribution / Port Industrial (IDP)	Airport (AP)
Retail Center (CRC)	Mixed - Residential / Commercial (MRC)	Cemetery (CEM)
Neighborhood Commercial (CN)	Mixed - Residential / Industrial (MRI)	Institutional (INST)





Housing and Revitalization
Department

56

Coleman A. Young Municipal Center
2 Woodward Avenue, Suite 908
Detroit, Michigan 48226

Phone: 313.224.6380
Fax: 313.224.1629
www.detroitmi.gov

October 3, 2019

Detroit City Council
1340 Coleman A. Young Municipal Center
Detroit, MI 48226

Re: Request for Public Hearing to Approve a Commercial Rehabilitation Certificate on behalf of PK SAWTOOTH, LLC in the area of 4884 AND 4892 W. GRAND RIVER, Detroit, Michigan, in accordance with Public Act 210 of 2005 (Petition #136).

Honorable City Council:

The Housing and Revitalization Department, Planning & Development Department and Finance Department have reviewed the application of PK SAWTOOTH, LLC and find that it satisfies the criteria set forth by P.A. 210 of 2005 and would be consistent with development and economic goals of the Master Plan.

Public Act 210 of 2005 states that the legislative body of the qualified local governmental unit, shall by resolution either approve or disapprove the application for a Commercial Rehabilitation Exemption Certificate in accordance with Section 3 and other provisions of this act. Prior to acting upon a resolution to recommend approval, a public hearing must be held, and the City Clerk must provide written notice of the public hearing to the assessor and to the governing body of each taxing unit that levies an ad valorem tax within the eligible district.

We request that a Public Hearing be scheduled on the issue of approving the application for the Commercial Rehabilitation Certificate. Attached for your consideration, please find a resolution establishing a date and time for the public hearing.

Respectfully submitted,

Kelly Vickers
HRD Associate Director, Housing Underwriting

DR/AM

Cc: S. Washington, Mayor's Office
K. Trudeau, PDD
K. Vickers, HRD
A. McLeod, HRD

BY COUNCIL MEMBER _____

WHEREAS, pursuant to Public Act 210 of 2005 ("the Act") this City Council may adopt a resolution approving the application of a Commercial Rehabilitation Exemption Certificate within the boundaries of the City of Detroit; and

WHEREAS, PK SAWTOOTH, LLC has made application for a Commercial Rehabilitation Exemption Certificate whose boundaries are particularly described in the map and legal description attached hereto; and

WHEREAS, prior to such approval, the City Council shall provide an opportunity for a Public Hearing, at which a Public Hearing on such adoption of a resolution providing such tax exemption, at which Public Hearing representatives of any taxing authority levying *ad valorem* taxes within the City, or any other resident or taxpayer of the City of Detroit may appear and be heard on the matter.

NOW THEREFORE BE IT

RESOLVED, that on the _____ 2019 in the City Council Committee Room, 13th floor, Coleman A. Young Municipal Center, a Public Hearing be held on the above described application and be it finally

RESOLVED, that the City Clerk shall give notice of the Public Hearing to the general public and shall give written notice of the Public Hearing by certified mail to all taxing authorities levying an *ad valorem* tax within the City of Detroit.

Janice M. Winfrey
City Clerk

City of Detroit
OFFICE OF THE CITY CLERK

Virginia A. Hudson
Clerk's Office, City Clerk

DEPARTMENTAL REFERENCE COMMUNICATION

Wednesday, January 24, 2018

To: The Department or Commission Listed Below
From: Janice M. Winfrey, Detroit City Clerk

The following petition is herewith referred to you for report and recommendation to the City Council.

In accordance with that body's directive, kindly return the same with your report in duplicate within four (4) weeks.

LAW DEPARTMENT FINANCE DEPT/ASSESSMENTS DIV
LEGISLATIVE POLICY DIVISION PLANNING AND DEVELOPMENT DEPARTMENT

- 136** *PK SAWTOOTH LLC, request for the establishment of a Commercial Rehabilitation Exemption Certificate for property located at 4884 W. Grand River Avenue under Public Act 210 of 2005. (District is under Petition #1376)*

USE!

STATE USE ONLY		
Application Number	Date Received	LUCI Code

Application for Commercial Rehabilitation Exemption Certificate

Issued under authority of Public Act 210 of 2005, as amended.

Read the instructions page before completing the form. This application should be filed after the commercial rehabilitation district is established. The applicant must complete Parts 1, 2 and 3 and file one original application form (with required attachments) and one additional copy with the clerk of the local governmental unit (LGU). Attach the legal description of property on a separate sheet. This project will not receive tax benefits until approved by the State Tax Commission (STC). Applications received after October 31 may not be acted upon in the current year. This application is subject to audit by the STC.

PART 1: OWNER / APPLICANT INFORMATION (applicant must complete all fields)			
Applicant (Company) Name (applicant must be the owner of the facility) PRINCE REALTY LLC		NAICS or SIC Code	
Facility's Street Address 4384 - 4392 GRAND RIVER AVE.	City DETROIT	State MI	ZIP Code 48206
Name of City, Township or Village (taxing authority) DETROIT	County WAYNE	School District Where Facility is Located	
<input checked="" type="checkbox"/> City <input type="checkbox"/> Township <input type="checkbox"/> Village	Planned Date of Rehabilitation Completion (mm/dd/yyyy) 02/01/2018		
Date of Rehabilitation Commencement (mm/dd/yyyy) 02/01/2018	Number of Years Exemption Requested (1-10) 10		
Estimated Cost of Rehabilitation \$1,745,000.00			

Expected Project Outcomes (check all that apply)

- | | | |
|--|---|---|
| <input checked="" type="checkbox"/> Increase Commercial Activity | <input type="checkbox"/> Retain Employment | <input checked="" type="checkbox"/> Revitalize Urban Areas |
| <input checked="" type="checkbox"/> Create Employment | <input type="checkbox"/> Prevent Loss of Employment | <input type="checkbox"/> Increase Number of Residents in Facility's Community |

No. of jobs to be created due to facility's rehabilitation 15	No. of jobs to be retained due to facility's rehabilitation	No. of construction jobs to be created during rehabilitation 15
---	---	---

PART 2: APPLICATION DOCUMENTS

Prepare and attach the following items:

- | | |
|---|---|
| <input type="checkbox"/> General description of the facility (year built, original use, most recent use, number of stories, square footage) | <input type="checkbox"/> Statement of the economic advantages expected from the exemption |
| <input type="checkbox"/> Description of the qualified facility's proposed use | <input type="checkbox"/> Legal description |
| <input type="checkbox"/> Description of the general nature and extent of the rehabilitation to be undertaken | <input type="checkbox"/> Description of the "underserved area" (Qualified Retail Food Establishments only) |
| <input type="checkbox"/> Descriptive list of the fixed building equipment that will be a part of the qualified facility | <input type="checkbox"/> Commercial Rehabilitation Exemption Certificate for Qualified Retail Food Establishments (Form 4753) (Qualified Retail Food Establishments only) |
| <input type="checkbox"/> Time schedule for undertaking and completing the facility's rehabilitation | |

PART 3: APPLICANT CERTIFICATION

Name of Authorized Company Officer (no authorized agents) PHILIP KAFKA	Telephone Number (214) 674-4458		
Fax Number	E-mail Address PK@PRINCECONCEPTS.COM		
Street Address 4104 10TH ST # A	City DETROIT	State MI	ZIP Code 48206

I certify that, to the best of my knowledge, the information contained herein and in the attachments is truly descriptive of the property for which this application is being submitted. Further, I am familiar with the provisions of Public Act 210 of 2005, as amended, and to the best of my knowledge the company has complied or will be able to comply with all of the requirements thereof which are prerequisite to the approval of the application by the local governmental unit and the issuance of a Commercial Rehabilitation Exemption Certificate by the State Tax Commission.

I further certify that this rehabilitation program, when completed, will constitute a rehabilitated facility, as defined by Public Act 210 of 2005, as amended, and that the rehabilitation of this facility would not have been undertaken without my receipt of the exemption certificate.

Signature of Authorized Company Officer (no authorized agents) Philip Kafka	Title MANAGING MEMBER	Date 10-7-19
---	---------------------------------	------------------------

DO NOT USE!

Michigan Department of Treasury
4507 (Rev. 06-09)

STATE USE ONLY		
Application Number	Date Received	LGU Code

Application for Commercial Rehabilitation Exemption Certificate

Issued under authority of Public Act 210 of 2005, as amended

Read the instructions page before completing the form. This application should be filed after the commercial rehabilitation district is established. The applicant must complete Parts 1, 2 and 3 and file one original application form (with required attachments) and one additional copy with the clerk of the local governmental unit (LGU). Attach the legal description of property on a separate sheet. This project will not receive tax benefits until approved by the State Tax Commission (STC). Applications received after October 31 may not be acted upon in the current year. This application is subject to audit by the STC.

PART 1: OWNER / APPLICANT INFORMATION (applicant must complete all fields)

Applicant (Company) Name (applicant must be the owner of the facility) PK SAWTOOTH LLC	NAICS or SIC Code 1519
Facility's Street Address 4884 W Grand River Avenue	City Detroit
Name of City, Township or Village (taxing authority) City of Detroit	County Wayne
<input checked="" type="checkbox"/> City <input type="checkbox"/> Township <input type="checkbox"/> Village	School District Where Facility is Located Detroit City School District
Date of Rehabilitation Commencement (mm/dd/yyyy) 12/01/2016	Planned Date of Rehabilitation Completion (mm/dd/yyyy) 07/31/2017
Estimated Cost of Rehabilitation \$543,245.00	Number of Years Exemption Requested (1-10) 10
Expected Project Outcomes (check all that apply)	
<input checked="" type="checkbox"/> Increase Commercial Activity	<input type="checkbox"/> Retain Employment
<input checked="" type="checkbox"/> Create Employment	<input type="checkbox"/> Prevent Loss of Employment
<input checked="" type="checkbox"/> Revitalize Urban Areas	
<input checked="" type="checkbox"/> Increase Number of Residents in Facility's Community	
No. of jobs to be created due to facility's rehabilitation 50 - 75	No. of jobs to be retained due to facility's rehabilitation
No. of construction jobs to be created during rehabilitation 25	

PART 2: APPLICATION DOCUMENTS

Prepare and attach the following items:

- General description of the facility (year built, original use, most recent use, number of stories, square footage)
- Statement of the economic advantages expected from the exemption
- Description of the qualified facility's proposed use
- Legal description
- Description of the "underserved area" (Qualified Retail Food Establishments only)
- Description of the "underserved area" (Qualified Retail Food Establishments only)
- Descriptive list of the fixed building equipment that will be a part of the qualified facility
- Commercial Rehabilitation Exemption Certificate for Qualified Retail Food Establishments (Form 4753) (Qualified Retail Food Establishments only)
- Time schedule for undertaking and completing the facility's rehabilitation

PART 3: APPLICANT CERTIFICATION

Name of Authorized Company Officer (no authorized agents) Philip Kafka	Telephone Number 214-674-4458
Fax Number none	E-mail Address pk@princeconcepts.com
Street Address 595 Broadway #3	City New York
	State NY
	ZIP Code 10012

I certify that, to the best of my knowledge, the information contained herein and in the attachments is truly descriptive of the property for which this application is being submitted. Further, I am familiar with the provisions of Public Act 210 of 2005, as amended, and to the best of my knowledge, the company has complied or will be able to comply with all of the requirements thereof which are prerequisite to the approval of the application by the local governmental unit and the issuance of a Commercial Rehabilitation Exemption Certificate by the State Tax Commission.

I further certify that this rehabilitation program, when completed, will constitute a rehabilitated facility, as defined by Public Act 210 of 2005, as amended, and that the rehabilitation of this facility would not have been undertaken without my receipt of the exemption certificate.

Signature of Authorized Company Officer (no authorized agents) Philip Kafka	Title President	Date 9/18/2017
---	---------------------------	--------------------------

PART 4: ASSESSOR RECOMMENDATIONS (assessor of LGU must complete Part 4)

Provide the Taxable Value and State Equalized Value of Commercial Property, as provided in Public Act 210 of 2005, as amended, for the tax year immediately preceding the effective date of the certificate (December 31 of the year approved by the STC)

	Taxable Value	State Equalized Value (SEV)
Land		
Building(s)		

The property to be covered by this exemption may not be included on any other specific tax roll while receiving the Commercial Rehabilitation Exemption. For example, property on the Eligible Tax Reverted Property (Land Bank) specific tax roll cannot be granted a Commercial Rehabilitation Exemption which would also put the same property on the Commercial Rehabilitation specific tax roll.

By checking this box I certify that, if approved, the property to be covered by this exemption will be on the Commercial Rehabilitation Exemption specific tax roll and not on any other specific tax roll

Name of Local Government Body

Name of Assessor (first and last name)	Telephone Number
Fax Number	E-mail Address

I certify that, to the best of my knowledge, the information contained in Part 4 of this application is complete and accurate

Assessor's Signature

Date

PART 5: LOCAL GOVERNMENT ACTION (clerk of LGU must complete Part 5)

Action Taken By LGU (attach a certified copy of the resolution)

- Exemption approved for _____ years, ending December 30, _____ (not to exceed 10 years)
- Exemption Denied

Date District Established (attach resolution for district) Local Unit Classification Identification (LUCI) Code School Code

PART 6: LOCAL GOVERNMENT CLERK CERTIFICATION (clerk of LGU must complete Part 6)

Clerk's Name (first and last)	Telephone Number		
Fax Number	E-mail Address		
Mailing Address	City	State	ZIP Code
LGU Contact Person for Additional Information	LGU Contact Person Telephone Number		Fax Number

I certify that, to the best of my knowledge, the information contained in this application and attachments is complete and accurate and hereby request the State Tax Commission issue a Commercial Rehabilitation Exemption Certificate, as provided by Public Act 210 of 2005, as amended.

Clerk's Signature

Date

The clerk must retain the original application at the local unit and mail one copy of the completed application with attachments to

State Tax Commission
P O Box 30471
Lansing, MI 48909

Instructions for Completing Form 4507

Application for Commercial Rehabilitation Exemption Certificate

The Commercial Rehabilitation Exemption Certificate was created by Public Act 210 of 2005, as amended. The application is initially filed, reviewed, and approved by the LGU and then reviewed and approved by the State Tax Commission. According to Section 3 of Public Act 210 of 2005, as amended, the LGU must establish a Commercial Rehabilitation District. Rehabilitation may commence after establishment of the Commercial Rehabilitation District.

Owner / Applicant Instructions

1. Complete Parts 1, 2 and 3 of application
 2. Prepare and attach all documents required under Part 2 of the application:
 - a. General description of the facility (year built, original use, most recent use, number of stories, square footage)
 - b. Description of the qualified facility's proposed use
 - c. Description of the general nature and extent of the rehabilitation to be undertaken
 - d. Descriptive list of the fixed building equipment that will be a part of the qualified facility
 - e. Time schedule for undertaking and completing the facility's rehabilitation
 - f. Statement of the economic advantages expected from the exemption
 - g. Legal description of the facility
 - h. Description of the "underserved area" (Qualified Retail Food Establishments only)
 3. Qualified Retail Food Establishments:
 - a. Complete Part 1 of the *Commercial Rehabilitation Exemption Certification for Qualified Retail Food Establishments* (Form 4753). Submit to LGU clerk along with application.
 - b. Describe the "underserved area" and provide supporting documentation to show how the project area meets one or more of the following requirements:
 - i. An area that contains a low to moderate income census tract(s) which, based on per capita income, are tracts below the 66.67 percentile (\$23,643 in 1999 dollars) and a below average supermarket density
 - ii. An area that has a supermarket customer base with more than 50% living in a low income census tract(s) which based on the per capita income, are tracts below the 66.67 percentile (\$23,643 in 1999 dollars)
 - iii. An area that has demonstrated significant access limitations due to travel distance and has no Qualified Retail Food Establishments within two miles of the geo-center for an urban area or has no Qualified Retail Food Establishments within nine miles of the geo-center for a rural area
- For assistance in determining the project area's eligibility, visit www.michigan.gov/propertytaxexemptions and click on Commercial Rehabilitation Act.

4. Submit the application and all attachments to the clerk of the LGU where the property is located

LGU Assessor Instructions

Complete and sign Part 4 of the application

LGU Clerk Instructions

1. After LGU action, complete Part 5 of the application.
2. After reviewing the application for complete and accurate information, complete Part 6 and sign the application to certify the application meets the requirements as outlined by Public Act 210 of 2005, as amended
3. Assemble the following for a complete application:
 - a. Completed *Application for Commercial Rehabilitation Exemption Certificate* (Form 4507)
 - b. All required attachments listed under Part 2
 - c. A copy of the resolution by the LGU establishing the district
 - d. A certified copy of the resolution by the LGU approving the application
 - e. Complete Form 4753 (Qualified Retail Food Establishments only)
4. Submit the completed application to State Tax Commission, P.O. Box 30471, Lansing, MI 48909

Application Deadline

The State Tax Commission must receive complete applications on or before October 31 to ensure processing and certificate issuance for the following tax year. Applications received after October 31 may not be processed in time for certificate issuance for the following tax year.

For guaranteed receipt by the State Tax Commission, send applications and attachments via certified mail.

If you have questions or need additional information or sample documents, visit www.michigan.gov/propertytaxexemptions or call (517) 373-2408.

- Mechanical: Install heating/cooling. Likely infrared for boxing gym. Ductless mini-splits for other uses.
- Electrical: Update services for each space and place switches, outlets, and junction boxes in optimal locations.
- Plumbing: Update bathrooms with new fixtures and walls.

C. Description of the General Nature and Extent of the Rehabilitation to be Undertaken

- 1 Mendez Boxing Gym: We are currently negotiating a lease with Mendez Boxing, a world-renowned, New York-based Mexican boxing gym. Mendez Boxing anticipates occupying half of the second floor, approximately 5,000 square feet.
- 2 This space is not yet claimed.

Second Floor

1. Corktown, under KATO's umbrella, we plan to open a commissary kitchen on the first floor of this building. The space will be used to host dinner parties and experiment with new cuisines.
2. Commissary Kitchen: Seven months ago, we opened KATO, a popular Thai restaurant, in space.
3. This space is not yet claimed. It will likely be a yoga studio.
4. This space is not yet claimed. It will likely be a cafe.

First Floor

1. Coffee Roasting Facility: Poplace Coffee, a coffee roasting company based in Bay City, has executed a lease on a 1,200-square-foot space on the first floor. They will be moving their roasting facilities from Bay City to Detroit. They will operate and distribute beans out of this space.
2. Suites. The second floor will likely be demised into three suites. The building is currently derelict and obsolete.

B. General Description of Proposed Use of the Rehabilitated Facility

Square Footage: 12,000 Net Rentable Square Feet

Number of Stories: 2

Most Recent Use: Storage

Original Use: Deep Seat Upholstery Factory

Year Built: 1935

A. General Description of the Obsolete Facility

4884 W. Grand River, Detroit, Michigan, 48208

- Commercial Kitchen Equipment
- Roasting Equipment
- Overhead Doors

D. A Descriptive List of Fixed Building Equipment that will be a Part of the Rehabilitated Facility

- Coffee Roaster
- Commercial Kitchen
- Movie Screening Equipment

E. A Time Schedule for Undertaking and Completing Rehabilitation of the Facility

Coffee Roasting Facility: We anticipate that the construction of the roasting facility will begin in December 2016 and will be complete in March 2017.

Commissary Kitchen: We anticipate that the construction will begin in February 2017 and will be completed in May 2017.

Yoga Studio: To Be Determined

Café: To Be Determined

Mendez Boxing: We anticipate that the construction of the boxing gym will begin in February 2017 and will be completed in March 2017.

Unidentified Use: We have yet to determine use of this space.

F. Statement of Economic Advantages

A ten-year tax freeze will give us time to invest and develop a market while our tax burden remains predictable. Given that the neighborhood is in a steady decline and that there really is no real estate "market" in the neighborhood we are rehabilitating, knowing more clearly what our tax burden will be will give us more room to invest in developing inspired projects with affordable rents.

G. Legal Description

N GRAND RIVER 2 AND VAC ALLEY ADJ 1 MARY E ARMSTRONGS SUB L6 P8 PLATS, W C R 10/48 50 X 120

2018-01-24

136

136
*Petition of PK SAWTOOTH LLC,
request for the establishment of a
Commercial Rehabilitation Exemption
Certificate for property located at
4884 W. Grand River Avenue under
Public Act 210 of 2005. (District is
under Petition #1376)*

REFERRED TO THE FOLLOWING DEPARTMENT(S)

LAW DEPARTMENT FINANCE DEPT/ASSESSMENTS
LEGISLATIVE POLICY DIVISION PLANNING AND
DEVELOPMENT DEPARTMENT



CITY OF DETROIT
OFFICE OF THE CHIEF FINANCIAL OFFICER
OFFICE OF THE ASSESSOR

COLEMAN A. YOUNG MUNICIPAL CENTER
2 WOODWARD AVENUE, SUITE 824
DETROIT, MICHIGAN 48226
(313) 224-3011 • TTY:711
(313) 224-9400
WWW.DETROITMI.GOV

October 1, 2019

Katharine G. Trudeau, Deputy Director
Planning & Development Department
Coleman A. Young Municipal Center
2 Woodward Ave, Suite 808
Detroit, MI 48226

RE: Commercial Rehabilitation Certificate – ***Prince Realty LLC***
Parcel Number: 10000599.001
Property Address: 4884 and 4892 W. Grand River

Dear Ms. Trudeau:

The Office of the Chief Financial Officer, Office of the Assessor, has reviewed the Commercial Rehabilitation District certificate application for the properties located at **4884 and 4892 W. Grand River** in the **Woodbridge** area in the City of Detroit.

The rationale for issuing Commercial Rehabilitation certificates under PA 210 of 2005, as amended, is based on the anticipation of increased market value upon completion of new construction and /or significant rehabilitation of existing commercial property and commercial housing property. Normal repair and maintenance are not assessed and do not necessarily generate additional market value.

The project as proposed by **Prince Realty LLC** involves rehabilitating the warehouse building at 4892 W. Grand River, part two-story and part one-story with 5,942 total square feet of building area for retail use. The rehabilitation will include installing heating and cooling, updating electrical and updating plumbing. The project at 4884 W. Grand River involves rehabilitating the building, a two-story warehouse with 11,970 square feet of building area into 4 suites on the first floor and 3 suites on the second floor. The first floor will have a coffee roasting facility, a commissary kitchen, possible yoga studio and possible café. The second floor will contain a boxing gym on half of the floor. The rehabilitation will include installing heating and cooling, updating electrical and plumbing and demolishing walls.

The 2019 values are as follows:

Parcel #	Address	Building Assessed Value (SEV)	Building Taxable Value	Land Assessed Value (SEV)	Land Taxable Value
10000599.001	4884 W. Grand River	\$52,000	\$29,343	\$ 11,600	\$ 6,546

This property meets the criteria set forth under PA 210 of 2005, as amended. It applies to a building or a group of contiguous buildings, a portion of a building or group of contiguous buildings previously used for commercial or industrial purposes, obsolete industrial property, and vacant property which, within the immediately preceding 15 years, was operating as a commercial business enterprise.

A review of the general plans, along with the criteria set forth under the Commercial Rehabilitation Act, indicated that the proposed project located at **4884 and 4892 W. Grand River Avenue** is eligible as it pertains to the Commercial Rehabilitation certificate criteria under P.A. 210 of 2005, as amended.

Sincerely,

Charles Ericson, MMAO
Assessor, Board of Assessors

mmp



Commercial Rehabilitation District
Prince Realty LLC
Page 2

PRINCE REALTY LLC
10000599.001
4884 AND 4892 W GRAND RIVER
N GRAND RIVER 1 THRU 3 & VAC ALLEY ADJ MARY E ARMSTRONGS SUB L6 P8 PLATS, W C R 10/48; W 34 FT OF P C 44 LYG N OF
GRAND RIVER AVE 100 FT WD AND E & ADJ TO LOT 1 OF MARY E ARMSTRONGS SUB 10--- 104 IRREG
SPLIT/COMBINED ON 11/20/2018 FROM 10000601., 10000599., 10000600., 10000602.;





Housing and Revitalization
Department

Coleman A. Young Municipal Center
2 Woodward Avenue, Suite 908
Detroit, Michigan 48226

Phone: 313.224.6380
Fax: 313.224.1629
www.detroitmi.gov

57

October 3, 2019

Detroit City Council
1340 Coleman A. Young Municipal Center
Detroit, MI 48226

Re: Request for Public Hearing to Approve a Commercial Rehabilitation Certificate on behalf of PK 4842, LLC in the area of 4842 W. GRAND RIVER AVENUE, Detroit, Michigan, in accordance with Public Act 210 of 2005 (Petition #137).

Honorable City Council:

The Housing and Revitalization Department, Planning & Development Department and Finance Department have reviewed the application of **PK 4842, LLC** and find that it satisfies the criteria set forth by P.A. 210 of 2005 and would be consistent with development and economic goals of the Master Plan.

Public Act 210 of 2005 states that the legislative body of the qualified local governmental unit, shall by resolution either approve or disapprove the application for a Commercial Rehabilitation Exemption Certificate in accordance with Section 3 and other provisions of this act. Prior to acting upon a resolution to recommend approval, a public hearing must be held, and the City Clerk must provide written notice of the public hearing to the assessor and to the governing body of each taxing unit that levies an ad valorem tax within the eligible district.

We request that a Public Hearing be scheduled on the issue of approving the application for the Commercial Rehabilitation Certificate. Attached for your consideration, please find a resolution establishing a date and time for the public hearing.

Respectfully submitted,

Kelly Vickers
HRD Associate Director, Housing Underwriting

DR/AM

Cc: S. Washington, Mayor's Office
K. Trudeau, PDD
K. Vickers, HRD
A. McLeod, HRD

BY COUNCIL MEMBER _____

WHEREAS, pursuant to Public Act 210 of 2005 (“the Act”) this City Council may adopt a resolution approving the application of a Commercial Rehabilitation Exemption Certificate within the boundaries of the City of Detroit; and

WHEREAS, PK 4842, LLC has made application for a Commercial Rehabilitation Exemption Certificate whose boundaries are particularly described in the map and legal description attached hereto; and

WHEREAS, prior to such approval, the City Council shall provide an opportunity for a Public Hearing, at which a Public Hearing on such adoption of a resolution providing such tax exemption, at which Public Hearing representatives of any taxing authority levying *ad valorem* taxes within the City, or any other resident or taxpayer of the City of Detroit may appear and be heard on the matter.

NOW THEREFORE BE IT

RESOLVED, that on the _____ 2019 in the City Council Committee Room, 13th floor, Coleman A. Young Municipal Center, a Public Hearing be held on the above described application and be it finally

RESOLVED, that the City Clerk shall give notice of the Public Hearing to the general public and shall give written notice of the Public Hearing by certified mail to all taxing authorities levying an *ad valorem* tax within the City of Detroit.

Janice M. Winfrey
City Clerk

City of Detroit
OFFICE OF THE CITY CLERK

Virginia A. Hudson
Secretary City Clerk

DEPARTMENTAL REFERENCE COMMUNICATION

Wednesday, January 24, 2018

To. The Department or Commission Listed Below
From. Janice M. Winfrey, Detroit City Clerk

The following petition is herewith referred to you for report and recommendation to the City Council.

In accordance with that body's directive, kindly return the same with your report in duplicate within four (4) weeks.

LEGISLATIVE POLICY DIVISION PLANNING AND DEVELOPMENT DEPARTMENT
LAW DEPARTMENT FINANCE DEPARTMENT

- 137 PK 4842 LLC, request for the establishment of a Commercial Rehabilitation Exemption Certificate for property located at 4842 W Grand River Avenue under Public Act 210 of 2005 (District is under Petition #1376)

USE!

STATE USE ONLY		
Application Number	Date Received	LUCI Code

Application for Commercial Rehabilitation Exemption Certificate

Issued under authority of Public Act 210 of 2005, as amended.

Read the instructions page before completing the form. This application should be filed after the commercial rehabilitation district is established. The applicant must complete Parts 1, 2 and 3 and file one original application form (with required attachments) and one additional copy with the clerk of the local governmental unit (LGU). Attach the legal description of property on a separate sheet. This project will not receive tax benefits until approved by the State Tax Commission (STC). Applications received after October 31 may not be acted upon in the current year. This application is subject to audit by the STC.

PART 1: OWNER / APPLICANT INFORMATION (applicant must complete all fields)

Applicant (Company) Name (applicant must be the owner of the facility) PRINCE REALTY, LLC		NAICS or SIC Code	
Facility's Street Address 101 GRAND RIVER AVE.	City DETROIT	State MI	ZIP Code
Name of City, Township or Village (taxing authority) DETROIT	County WAYNE	School District Where Facility is Located	
<input checked="" type="checkbox"/> City <input type="checkbox"/> Township <input type="checkbox"/> Village	Planned Date of Rehabilitation Completion (mm/dd/yyyy)		
Date of Rehabilitation Commencement (mm/dd/yyyy) 08/01/2018	Planned Date of Rehabilitation Completion (mm/dd/yyyy)		
Estimated Cost of Rehabilitation \$1,236,000.00	Estimated (1-10)		
Expected Project Outcomes (check all that apply)	re Urban Areas		
<input checked="" type="checkbox"/> Increase Commercial Activity	Number of Residents in Facility's Community		
<input checked="" type="checkbox"/> Create Employment	Number of Rehabilitation Jobs to be Created		
No. of jobs to be created due to facility's rehabilitation 55	Economic Advantages Expected from the Exemption		
# 137			

PART 2: APPLICATION DOCUMENTATION

Prepare and attach the following items:

- General description of the facility (year built, number of stories, square footage)
 - Description of the qualified facility's proposed use
 - Description of the general nature and extent of the rehabilitation
 - Descriptive list of the fixed building equipment that will be a part of the qualified facility
 - Time schedule for undertaking and completing the facility's rehabilitation
- Commercial Rehabilitation Exemption Certificate for Qualified Retail Food Establishments (Form 4753) (Qualified Retail Food Establishments only)

PART 3: APPLICANT CERTIFICATION

Name of Authorized Company Officer (no authorized agents) PHILIP KAFKA	Telephone Number (248) 674 - 4453		
Fax Number	E-mail Address PK@PRINCECONCEPTS.COM		
Street Address 4704 ROMA ST # A	City DETROIT	State MI	ZIP Code 48208

I certify that, to the best of my knowledge, the information contained herein and in the attachments is truly descriptive of the property for which this application is being submitted. Further, I am familiar with the provisions of Public Act 210 of 2005, as amended, and to the best of my knowledge the company has complied or will be able to comply with all of the requirements thereof which are prerequisite to the approval of the application by the local governmental unit and the issuance of a Commercial Rehabilitation Exemption Certificate by the State Tax Commission.

I further certify that this rehabilitation program, when completed, will constitute a rehabilitated facility, as defined by Public Act 210 of 2005, as amended, and that the rehabilitation of this facility would not have been undertaken without my receipt of the exemption certificate.

Signature of Authorized Company Officer (no authorized agents) Philip Kafka	Title MANAGING MEMBER	Date 6-7-19
---	---------------------------------	-----------------------

DO NOT USE!

Michigan Department of Treasury
4507 (Rev 06-09)

STATE USE ONLY		
Application Number	Date Received	SC. Code

Application for Commercial Rehabilitation Exemption Certificate

Issued under authority of Public Act 210 of 2005, as amended.

Read the instructions page before completing the form. This application should be filed after the commercial rehabilitation district is established. The applicant must complete Parts 1, 2 and 3 and file one original application form (with required attachments) and one additional copy with the clerk of the local governmental unit (LGU). Attach the legal description of property on a separate sheet. This project will not receive tax benefits until approved by the State Tax Commission (STC). Applications received after October 31 may not be acted upon in the current year. This application is subject to audit by the STC.

PART 1: OWNER/APPLICANT INFORMATION (applicant must complete all fields)

Applicant (Company) Name (applicant must be the owner of the facility)		NAICS or SIC Code
PK 4842 LLC		6519
Facility's Street Address	City	State
4842 W Grand River Avenue	Detroit	MI
Name of City, Township or Village (taxing authority)	County	Zip Code
City of Detroit	Wayne	48208
<input checked="" type="checkbox"/> City	<input type="checkbox"/> Township	<input type="checkbox"/> Village
Date of Rehabilitation Commencement (mm/dd/yyyy)	Planned Date of Rehabilitation Completion (mm/dd/yyyy)	
02/01/2017	09/30/2017	
Estimated Cost of Rehabilitation	Number of Years Exemption Requested (1-10)	
\$118,681.00	10	
Expected Project Outcomes (check all that apply)		
<input checked="" type="checkbox"/> Increase Commercial Activity	<input type="checkbox"/> Retain Employment	<input checked="" type="checkbox"/> Revitalize Urban Areas
<input checked="" type="checkbox"/> Create Employment	<input type="checkbox"/> Prevent Loss of Employment	<input checked="" type="checkbox"/> Increase Number of Residents in Facility's Community
No. of jobs to be created due to facility's rehabilitation	No. of jobs to be retained due to facility's rehabilitation	No. of construction jobs to be created during rehabilitation
50		25

PART 2: APPLICATION DOCUMENTS

Prepare and attach the following items:

- | | |
|--|--|
| <input checked="" type="checkbox"/> General description of the facility (year built, original use, most recent use, number of stories, square footage) | <input checked="" type="checkbox"/> Statement of the economic advantages expected from the exemption |
| <input checked="" type="checkbox"/> Description of the qualified facility's proposed use | <input checked="" type="checkbox"/> Legal description |
| <input checked="" type="checkbox"/> Description of the general nature and extent of the rehabilitation to be undertaken | <input type="checkbox"/> Description of the "underserved area" (Qualified Retail Food Establishments only) |
| <input checked="" type="checkbox"/> Descriptive list of the fixed building equipment that will be a part of the qualified facility | <input type="checkbox"/> Commercial Rehabilitation Exemption Certificate for Qualified Retail Food Establishment (Form 4753) (Qualified Retail Food Establishments only) |
| <input checked="" type="checkbox"/> Time schedule for undertaking and completing the facility's rehabilitation | |

PART 3: APPLICANT CERTIFICATION

Name of Authorized Company Officer (no authorized agents)	Telephone Number		
Philip Kafka	214-674-4458		
Fax Number	E-mail Address		
none	pk@princeconcepts.com		
Street Address	City	State	Zip Code
595 Broadway #3	New York	NY	10012

I certify that to the best of my knowledge, the information contained herein and in the attachments is truly descriptive of the property for which this application is being submitted. Further, I am familiar with the provisions of Public Act 210 of 2005, as amended, and to the best of my knowledge the company has complied or will be able to comply with all of the requirements thereof, which are prerequisite to the approval of the application by the local governmental unit and the issuance of a Commercial Rehabilitation Exemption Certificate by the State Tax Commission.

I further certify that this rehabilitation program, when completed, will not create a rehabilitated facility, as defined by Public Act 210 of 2005, as amended, and that the rehabilitation of this facility would not have been undertaken without my receipt of the exemption certificate.

Signature of Authorized Company Officer (no authorized agents)

Philip Kafka

President

9/18/2017

PART 4: ASSESSOR RECOMMENDATIONS (assessor of LGU must complete Part 4)

Provide the Taxable Value and State Equalized Value of Commercial Property, as provided in Public Act 210 of 2005, as amended for the tax year immediately preceding the effective date of the certificate (December 31 of the year approved by the STC).

	Taxable Value	State Equalized Value (SEV)
Land		
Building(s)		

The property to be covered by this exemption may not be included on any other specific tax roll while receiving the Commercial Rehabilitation Exemption. For example property on the Eligible Tax Reverted Property (Land Bank) specific tax roll cannot be granted a Commercial Rehabilitation Exemption that would also put the same property on the Commercial Rehabilitation specific tax roll.

By checking this box I certify that, if approved, the property to be covered by this exemption will be on the Commercial Rehabilitation Exemption specific tax roll and not on any other specific tax roll.

Name of Local Government Body:

Name of Assessor (first and last name)	Telephone Number
Fax Number	E-mail Address

I certify that, to the best of my knowledge, the information contained in Part 4 of this application is complete and accurate.

Assessor's Signature	Date
----------------------	------

PART 5: LOCAL GOVERNMENT ACTION (clerk of LGU must complete Part 5)

Action Taken By LGU (attach a certified copy of the resolution)

Exemption approved for _____ years, ending December 30 _____ (not to exceed 10 years)

Exemption Denied

Date District Established (attach resolution for district)	Local Unit Classification Identification (LUCI) Code	School Code
--	--	-------------

PART 6: LOCAL GOVERNMENT CLERK CERTIFICATION (clerk of LGU must complete Part 6)

Clerk's Name (first and last)	Telephone Number		
Fax Number	E-mail Address		
Mailing Address	City	State	ZIP Code
LGU Contact Person for Additional Information	LGU Contact Person Telephone Number		Fax Number

I certify that, to the best of my knowledge, the information contained in this application and attachments is complete and accurate and hereby request the State Tax Commission issue a Commercial Rehabilitation Exemption Certificate, as provided by Public Act 210 of 2005, as amended.

Clerk's Signature	Date
-------------------	------

The clerk must retain the original application at the local unit and mail one copy of the completed application with attachments to:

State Tax Commission
P O Box 30471
Lansing, MI 48909

Instructions for Completing Form 4507

Application for Commercial Rehabilitation Exemption Certificate

The Commercial Rehabilitation Exemption Certificate was created by Public Act 210 of 2005, as amended. The application is initially filed, reviewed, and approved by the LGU and then reviewed and approved by the State Tax Commission. According to Section 3 of Public Act 210 of 2005, as amended, the LGU must establish a Commercial Rehabilitation District. Rehabilitation may commence after establishment of the Commercial Rehabilitation District.

Owner / Applicant Instructions

1. Complete Parts 1, 2 and 3 of application
2. Prepare and attach all documents required under Part 2 of the application:
 - a. General description of the facility (year built, original use, most recent use, number of stories, square footage)
 - b. Description of the qualified facility's proposed use
 - c. Description of the general nature and extent of the rehabilitation to be undertaken
 - d. Descriptive list of the fixed building equipment that will be a part of the qualified facility
 - e. Time schedule for undertaking and completing the facility's rehabilitation
 - f. Statement of the economic advantages expected from the exemption
 - g. Legal description of the facility
 - h. Description of the "underserved area" (Qualified Retail Food Establishments only)
3. Qualified Retail Food Establishments:
 - a. Complete Part 1 of the *Commercial Rehabilitation Exemption Certification for Qualified Retail Food Establishments* (Form 4753). Submit to LGU clerk along with application
 - b. Describe the "underserved area" and provide supporting documentation to show how the project area meets one or more of the following requirements:
 - i. An area that contains a low to moderate income census tract(s) which, based on per capita income, are tracts below the 66.67 percentile (\$23,643 in 1999 dollars) and a below average supermarket density
 - ii. An area that has a supermarket customer base with more than 50% living in a low income census tract(s) which based on the per capita income, are tracts below the 66.67 percentile (\$23,643 in 1999 dollars)
 - iii. An area that has demonstrated significant access limitations due to travel distance and has no Qualified Retail Food Establishments within two miles of the geo-center for an urban area or has no Qualified Retail Food Establishments within nine miles of the geo-center for a rural area

For assistance in determining the project area's eligibility, visit www.michigan.gov/propertytaxexemptions and click on Commercial Rehabilitation Act.

4. Submit the application and all attachments to the clerk of the LGU where the property is located

LGU Assessor Instructions

Complete and sign Part 4 of the application

LGU Clerk Instructions

1. After LGU action, complete Part 5 of the application.
2. After reviewing the application for complete and accurate information, complete Part 6 and sign the application to certify the application meets the requirements as outlined by Public Act 210 of 2005, as amended
3. Assemble the following for a complete application:
 - a. Completed *Application for Commercial Rehabilitation Exemption Certificate* (Form 4507)
 - b. All required attachments listed under Part 2
 - c. A copy of the resolution by the LGU establishing the district
 - d. A certified copy of the resolution by the LGU approving the application
 - e. Complete Form 4753 (Qualified Retail Food Establishments only)
4. Submit the completed application to: State Tax Commission, P.O. Box 30471, Lansing, MI 48909

Application Deadline

The State Tax Commission must receive complete applications on or before October 31 to ensure processing and certificate issuance for the following tax year. Applications received after October 31 may not be processed in time for certificate issuance for the following tax year.

For guaranteed receipt by the State Tax Commission, send applications and attachments via certified mail.

If you have questions or need additional information or sample documents, visit www.michigan.gov/propertytaxexemptions or call (810) 273-2478.

4842 W. Grand River, Detroit, Michigan, 48208

A. General Description of the Obsolete Facility

Year Built: 1958

Original Use: Car Garage

Most Recent Use: Radiator Shop

Number of Stories: 1

Square Footage: 2,138 Square Feet

B. General Description of Proposed Use of the Rehabilitated Facility

The building will be activated by a restaurant operated under the KATOI umbrella. The restaurant is currently being designed by Ish Rafiuddin, the Principal of Till Inc , who designed KATOI. The type of cuisine is to be determined. We are currently in the design phase of this restaurant/bar concept. The building is currently derelict.

C. Description of the General Nature and Extent of the Rehabilitation to be Undertaken

- Mechanical: Install heating/cooling system
- Electrical: Update service, install junction boxes, switches, and outlets
- Plumbing: Install bathroom
- Commercial Kitchen
- New windows facing shared courtyard
- Seating for guests

D. A Descriptive List of Fixed Building Equipment that will be a Part of the Rehabilitated Facility

- Seating for guests
- Commercial Kitchen

E. A Time Schedule for Undertaking and Completing Rehabilitation of the Facility

We anticipate to commence rehabilitation of the property February 2017 and to complete rehabilitation May 2017.

F. Statement of the economic advantages expected from the exemption

A ten-year tax freeze will give us time to invest and develop a market while our tax burden remains predictable. Given that the neighborhood is in a steady decline and that there really is no real estate "market" in the neighborhood we are rehabilitating, knowing more clearly what our tax burden will be will give us more room to invest in developing inspired projects with affordable rents.

G. Legal Description

N GRAND RIVER 2 THRU 4 O BRIENS SUB L20 P44 PLATS, W C R 10/49 70 40 IRREG

2018-01-24

137

*Petition of PK 4842 LLC, request for
the establishment of a Commercial
Rehabilitation Exemption Certificate
for property located at 4842 W. Grand
River Avenue under Public Act 210 of
2005. (District is under Petition
#1376)*

REFERRED TO THE FOLLOWING DEPARTMENT(S)

LEGISLATIVE POLICY DIVISION PLANNING AND
DEVELOPMENT DEPARTMENT
LAW DEPARTMENT FINANCE DEPARTMENT



CITY OF DETROIT
OFFICE OF THE CHIEF FINANCIAL OFFICER
OFFICE OF THE ASSESSOR

COLEMAN A. YOUNG MUNICIPAL CENTER
2 WOODWARD AVENUE, SUITE 824
DETROIT, MICHIGAN 48226
(313) 224-3011 • TTY:711
(313) 224-9400
WWW.DETROITMI.GOV

September 26, 2019

Katharine G. Trudeau, Deputy Director
Planning & Development Department
Coleman A. Young Municipal Center
2 Woodward Ave, Suite 808
Detroit, MI 48226

RE: Commercial Rehabilitation Certificate - **PK 4842 LLC**
Parcel Number: 10000599.003
Property Address: 4842 W. Grand River

Dear Ms. Trudeau:

The Office of the Chief Financial Officer, Office of the Assessor, has reviewed the Commercial Rehabilitation District certificate application for the property located at **4842 W. Grand River** in the **Woodbridge** area in the City of Detroit.

The rationale for issuing Commercial Rehabilitation certificates under PA 210 of 2005, as amended, is based on the anticipation of increased market value upon completion of new construction and /or significant rehabilitation of existing commercial property and commercial housing property. Normal repair and maintenance are not assessed and do not necessarily generate additional market value.

The project as proposed by **PK 4842 LLC** involves rehabilitating the former one-story repair shop with 2,116 total square feet of building area on .199 acres of land into restaurant/bar use. The rehabilitation will include installing heating and cooling, updating electrical and plumbing, new windows and installing a commercial kitchen.

The 2019 values are as follows:

Parcel #	Address	Building Assessed Value (SEV)	Building Taxable Value	Land Assessed Value (SEV)	Land Taxable Value
10000599.003	4842 W. Grand River	\$ 13,000	\$ 13,000	\$ 7,400	\$ 7,400

This property meets the criteria set forth under PA 210 of 2005, as amended. It applies to a building or a group of contiguous buildings, a portion of a building or group of contiguous buildings previously used for commercial or industrial purposes, obsolete industrial property, and vacant property which, within the immediately preceding 15 years, was operating as a commercial business enterprise.

A review of the general plans, along with the criteria set forth under the Commercial Rehabilitation Act, indicated that the proposed project located at **4842 W. Grand River** is eligible as it pertains to the Commercial Rehabilitation certificate criteria under P.A. 210 of 2005, as amended.

Sincerely,

Charles Ericson, MMAO
Assessor, Board of Assessors

mmp



Commercial Rehabilitation Certificate

PK 4842 LLC

Page 2

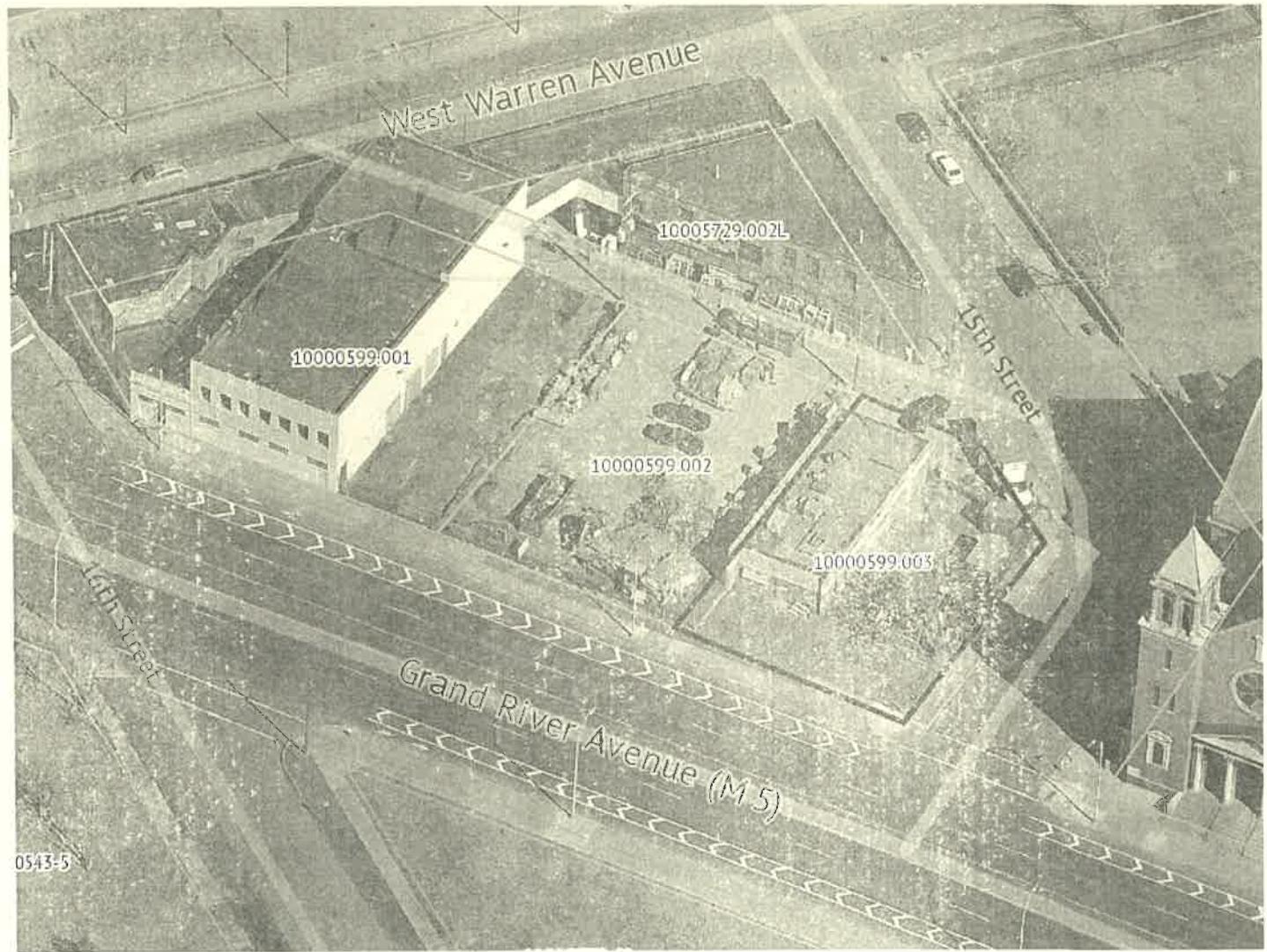
Property Owner: PRINCE REALTY LLC

Property Address: 4842 W GRAND RIVER

Parcel Number: 10000599.003

Legal Description: N W GRAND RIVER ALL THAT PT OF P C 44 LYG N & AND GRAND RIVER AVE 100 FT WD, E & ADJ LOT 1 OF MARY E ARMSTRONGS SUB AND W & ADJ LOT 2 OF O'BRIENS SUB 10/- 120 X 120
SPLIT/COMBINED ON 11/20/2018 FROM 10000601., 10000599., 10000600., 10000602.;

The legal description matched the applicant's submitted legal description.





CITY OF DETROIT
PLANNING AND DEVELOPMENT DEPARTMENT

COLEMAN A. YOUNG MUNICIPAL CENTER
2 WOODWARD AVENUE SUITE 808
DETROIT, MICHIGAN 48226
(313) 224-1339 • TTY:711
(313) 224-1310
WWW.DETROITMI.GOV

58

October 2, 2019

Detroit City Council
1340 Coleman A. Young Municipal Center
Detroit, MI 48226

**RE: Property Sale
331 Melbourne, Detroit, MI 48202**

Honorable City Council:

The City of Detroit, Planning and Development Department (“P&DD”) has received an offer from Motown Rising, LLC (the “Purchaser”), to purchase certain City-owned real property at 331 Melbourne, Detroit MI (the “Property”) for the purchase price of Seven Thousand Two Hundred Fifty and 00/100 Dollars (\$7,250.00).

Motown Rising, LLC proposes to utilize the property as a side lot. Jacob De Golish, owner of Motown Rising, LLC owns the adjacent property at 325 Melbourne. Currently, the property is within a R3 zoning district (Low Density Residential District). Motown Rising, LLC proposed use of the Property shall be consistent with the allowable uses for which the Property is zoned.

We request that your Honorable Body adopt the attached resolution to authorize the Director of P&DD, or his or her authorized designee to execute a quit claim deed and such other documents as may be necessary or convenient to effect a transfer of the Property by the City to Motown Rising, LLC.

Respectfully submitted,

Katharine G. Trudeau
Deputy Director

CITY CLERK 2019 OCT 4 2019

cc: Stephanie Washington, Mayor's Office

RESOLUTION

BY COUNCIL MEMBER

NOW, THEREFORE, BE IT RESOLVED, that Detroit City Council hereby approves of the sale of certain real property at 331 Melbourne, Detroit, MI (the "Property"), as more particularly described in the attached Exhibit A incorporated herein, to Motown Rising, LLC (the "Purchaser") for the purchase price of Seven Thousand Two Hundred Fifty and 00/100 Dollars (\$7,250.00).

RESOLVED, that the Director of the Planning and Development Department, or his or her authorized designee, is authorized to execute a quit claim deed and other such documents necessary or convenient to effect transfer of the Property to the Purchaser consistent with this resolution; and be it further

RESOLVED, that the following Property Sales Services Fees be paid from the sale proceeds pursuant to the City's Property Management Agreement with the Detroit Building Authority ("DBA"): 1) Two Thousand Five Hundred and 00/100 Dollars (\$2,500.00) shall be paid to the DBA from the sale proceeds, 2) Three Hundred Sixty Two 50/100 Dollars (\$362.50) shall be paid to the DBA's real estate brokerage firm from the sale proceeds and 3) customary closing costs up to Two Hundred and 00/100 Dollars (\$200.00) shall be paid from the sale proceeds; and be it further

RESOLVED, that the P&DD Director, or his or her authorized designee, is authorized to execute any required instruments to make and incorporate technical amendments or changes to the quit claim deed (including but not limited to corrections to or confirmations of legal descriptions, or timing of tender of possession of particular parcels) in the event that changes are required to correct minor inaccuracies or are required due to unforeseen circumstances or technical matters that may arise prior to the conveyance of the Property, provided that the changes do not materially alter the substance or terms of the transfer and sale; and be it finally

RESOLVED, that the quit claim deed will be considered confirmed when executed by the P&DD Director, or his or her authorized designee, and approved by the Corporation Counsel as to form.

(See Attached Exhibit A)

EXHIBIT A

LEGAL DESCRIPTION

Property situated in the City of Detroit, Wayne County, Michigan, described as follows:

N MELBOURNE LOT 27 MC LAUGHLIN BROS L17 P73 PLATS, W C R 1/109 31.6 X 114.5A

a/k/a 331 Melbourne
Tax Parcel ID 01002484.

Description Correct
Engineer of Surveys

By: _____
Basil Sarim, P.S.
Professional Surveyor
City of Detroit/DPW, CED



CITY OF DETROIT
PLANNING AND DEVELOPMENT DEPARTMENT

COLEMAN A. YOUNG MUNICIPAL CENTER
2 WOODWARD AVENUE SUITE 808
DETROIT, MICHIGAN 48226
(313) 224-1339 • TTY:711
(313) 224-1310
WWW.DETROITMI.GOV

59

September 30, 2019

Detroit City Council
1340 Coleman A. Young Municipal Center
Detroit, MI 48226

**RE: Property Sale
3205 Tyler, Detroit, Michigan 48238**

Honorable City Council:

The City of Detroit, Planning and Development Department (“P&DD”) has received an offer from Ms. Sylvia Greene (the “Purchaser”), to purchase certain City-owned real property at 3205 Tyler (the “Property”) for the purchase price of One Thousand Five Hundred and 00/100 Dollars (\$1,500.00).

Ms. Greene proposes to utilize the property as a green space adjacent to her home at 3221 Tyler. Currently, the property is within a R2 zoning district (Two-Family Residential District). Ms. Greene’s proposed use of the Property shall be consistent with the allowable uses for which the Property is zoned.

We request that your Honorable Body adopt the attached resolution to authorize the Director of P&DD, or his or her authorized designee to execute a quit claim deed and such other documents as may be necessary or convenient to effect a transfer of the Property by the City to Sylvia Greene.

Respectfully submitted,

Katharine G. Trudeau
Deputy Director

cc: Stephanie Washington, Mayor’s Office

01
02
03
04
05
06
07
08
09
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28
29
30
31
32
33
34
35
36
37
38
39
40
41
42
43
44
45
46
47
48
49
50
51
52
53
54
55
56
57
58
59
60
61
62
63
64
65
66
67
68
69
70
71
72
73
74
75
76
77
78
79
80
81
82
83
84
85
86
87
88
89
90
91
92
93
94
95
96
97
98
99
100

RESOLUTION

BY COUNCIL MEMBER _____

NOW, THEREFORE, BE IT RESOLVED, that Detroit City Council hereby approves of the sale of certain real property at 3205 Tyler, Detroit, MI (the "Property"), as more particularly described in the attached Exhibit A incorporated herein, to Sylvia Greene (the "Purchaser") for the purchase price of One Thousand Five Hundred and 00/100 Dollars (\$1,500.00).

RESOLVED, that the Director of the Planning and Development Department, or his or her authorized designee, is authorized to execute a quit claim deed and other such documents necessary or convenient to effect transfer of the Property to the Purchaser consistent with this resolution; and be it further

RESOLVED, that the following Property Sales Services Fees be paid from the sale proceeds pursuant to the City's Property Management Agreement with the Detroit Building Authority ("DBA"): 1) Ninety and 00/100 Dollars (\$90.00) shall be paid to the DBA from the sale proceeds, 2) Seventy Five 00/100 Dollars (\$75.00) shall be paid to the DBA's real estate brokerage firm from the sale proceeds and 3) customary closing costs up to Two Hundred and 00/100 Dollars (\$200.00) shall be paid from the sale proceeds; and be it further

RESOLVED, that the P&DD Director, or his or her authorized designee, is authorized to execute any required instruments to make and incorporate technical amendments or changes to the quit claim deed (including but not limited to corrections to or confirmations of legal descriptions, or timing of tender of possession of particular parcels) in the event that changes are required to correct minor inaccuracies or are required due to unforeseen circumstances or technical matters that may arise prior to the conveyance of the Property, provided that the changes do not materially alter the substance or terms of the transfer and sale; and be it finally

RESOLVED, that the quit claim deed will be considered confirmed when executed by the P&DD Director, or his or her authorized designee, and approved by the Corporation Counsel as to form.

(See Attached Exhibit A)

EXHIBIT A

LEGAL DESCRIPTION

Property situated in the City of Detroit, Wayne County, Michigan, described as follows:

S TYLER LOTS 100 THRU 102 WARK-GILBERT COS SECURITY SUB L38 P60 PLATS, W
C R 12/273 105 X 110

a/k/a 3205 Tyler
Tax Parcel ID 12004300.

Description Correct
Engineer of Surveys

By: _____
Basil Sarim, P.S.
Professional Surveyor
City of Detroit/DPW, CED



CITY OF DETROIT
PLANNING AND DEVELOPMENT DEPARTMENT

COLEMAN A. YOUNG MUNICIPAL CENTER
2 WOODWARD AVENUE SUITE 808
DETROIT, MICHIGAN 48226
(313) 224-1339 • TTY:711
(313) 224-1310
WWW.DETROITMI.GOV

60

September 30, 2019

Detroit City Council
1340 Coleman A. Young Municipal Center
Detroit, MI 48226

**RE: Property Sale
17264 Mt Elliott, Detroit, MI 48212**

Honorable City Council:

The City of Detroit, Planning and Development Department (“P&DD”) has received an offer from 21st Century Holdings LLC (the “Purchaser), to purchase certain City-owned real property at 17264 Mt Elliott (the “Property”) for the purchase price of Eight Thousand Eight Hundred and 00/100 Dollars (\$8,800.00).

21st Century Holdings LLC proposes to utilize the property as parking for their adjacent property management company located at 17272 Mt. Elliott. Currently, the property is within a M4 zoning district (Intensive Industrial District). 21st Century Holdings LLC proposed use of the Property shall be consistent with the allowable uses for which the Property is zoned.

We request that your Honorable Body adopt the attached resolution to authorize the Director of P&DD, or his or her authorized designee to execute a quit claim deed and such other documents as may be necessary or convenient to effect a transfer of the Property by the City to 21st Century Holdings.

Respectfully submitted,

Katharine G. Trudeau
Deputy Director

cc:
Stephanie Washington, Mayor's Office
DETROIT
DEPT OF PLANNING & DEVELOPMENT
1340 COLEMAN A. YOUNG MUNICIPAL CENTER
2 WOODWARD AVENUE, SUITE 808
DETROIT, MI 48226
313-224-1339
313-224-1310
WWW.DETROITMI.GOV

RESOLUTION

BY COUNCIL MEMBER _____

NOW, THEREFORE, BE IT RESOLVED, that Detroit City Council hereby approves of the sale of certain real property at 17264 Mt. Elliott, Detroit, MI (the "Property"), as more particularly described in the attached Exhibit A incorporated herein, to 21st Century Holdings LLC (the "Purchaser") for the purchase price of Eight Thousand Eight Hundred and 00/100 Dollars (\$8,800.00).

RESOLVED, that the Director of the Planning and Development Department, or his or her authorized designee, is authorized to execute a quit claim deed and other such documents necessary or convenient to effect transfer of the Property to the Purchaser consistent with this resolution; and be it further

RESOLVED, that the following Property Sales Services Fees be paid from the sale proceeds pursuant to the City's Property Management Agreement with the Detroit Building Authority ("DBA"): 1) Two Thousand Five Hundred and 00/100 Dollars (\$2,500.00) shall be paid to the DBA from the sale proceeds, 2) Four Hundred Forty 00/100 Dollars (\$440.00) shall be paid to the DBA's real estate brokerage firm from the sale proceeds and 3) customary closing costs up to Two Hundred and 00/100 Dollars (\$200.00) shall be paid from the sale proceeds; and be it further

RESOLVED, that the P&DD Director, or his or her authorized designee, is authorized to execute any required instruments to make and incorporate technical amendments or changes to the quit claim deed (including but not limited to corrections to or confirmations of legal descriptions, or timing of tender of possession of particular parcels) in the event that changes are required to correct minor inaccuracies or are required due to unforeseen circumstances or technical matters that may arise prior to the conveyance of the Property, provided that the changes do not materially alter the substance or terms of the transfer and sale; and be it finally

RESOLVED, that the quit claim deed will be considered confirmed when executed by the P&DD Director, or his or her authorized designee, and approved by the Corporation Counsel as to form.

(See Attached Exhibit A)

EXHIBIT A

LEGAL DESCRIPTION

Property situated in the City of Detroit, Wayne County, Michigan, described as follows:

E MT ELLIOTT N 13 FT OF LOT 5 4BLK 24 PLAT OF VILLAGE OF NORRIS L3 P30 PLATS,
W C R 15/197 63 X 140

a/k/a 17264 Mt Elliott
Tax Parcel ID 15014268.

Description Correct
Engineer of Surveys

By: _____
Basil Sarim, P.S.
Professional Surveyor
City of Detroit/DPW, CED



CITY OF DETROIT
PLANNING AND DEVELOPMENT DEPARTMENT

COLEMAN A. YOUNG MUNICIPAL CENTER
2 WOODWARD AVENUE SUITE 808
DETROIT, MICHIGAN 48226
(313) 224-1339 • TTY:711
(313) 224-1310
WWW.DETROITMI.GOV

61

September 30, 2019

Detroit City Council
1340 Coleman A. Young Municipal Center
Detroit, MI 48226

**RE: Property Sale
13113 Dexter, Detroit, MI 48238**

Honorable City Council:

The City of Detroit, Planning and Development Department (“P&DD”) has received an offer from Kali Clowney (the “Purchaser”), to purchase certain City-owned real property at 13113 Dexter (the “Property”) for the purchase price of Seven Thousand Eight Hundred and 00/100 Dollars (\$7,800.00).

Ms. Clowney proposes to utilize the property as a restaurant. Currently, the property is within a B4 zoning district (General Business District). Ms. Clowney proposed use of the Property shall be consistent with the allowable uses for which the Property is zoned.

We request that your Honorable Body adopt the attached resolution to authorize the Director of P&DD, or his or her authorized designee to execute a quit claim deed and such other documents as may be necessary or convenient to effect a transfer of the Property by the City to Kali Clowney.

Respectfully submitted,

Katharine G. Trudeau
Deputy Director

cc: Stephanie Washington, Mayor's Office

2019-09-30 13113 DEXTER

RESOLUTION

BY COUNCIL MEMBER _____

NOW, THEREFORE, BE IT RESOLVED, that Detroit City Council hereby approves of the sale of certain real property at 13113 Dexter, Detroit, MI (the "Property"), as more particularly described in the attached Exhibit A incorporated herein, to Kali Clowney (the "Purchaser") for the purchase price of Seven Thousand Eight Hundred and 00/100 Dollars (\$7,800.00).

RESOLVED, that the Director of the Planning and Development Department, or his or her authorized designee, is authorized to execute a quit claim deed and other such documents necessary or convenient to effect transfer of the Property to the Purchaser consistent with this resolution; and be it further

RESOLVED, that the quit claim deed for transfer of the Property to Kali Clowney shall include a condition subsequent such that if the Purchaser does not obtain a certificate of occupancy for the Property within twelve (12) months of closing, then title the Property may, at the sole discretion of the P&DD Director, revert back to City of Detroit; and be it further

RESOLVED, that the following Property Sales Services Fees be paid from the sale proceeds pursuant to the City's Property Management Agreement with the Detroit Building Authority ("DBA"): 1) Two Thousand Five Hundred and 00/100 Dollars (\$2,500.00) shall be paid to the DBA from the sale proceeds, 2) Three Hundred Ninety 00/100 Dollars (\$390.00) shall be paid to the DBA's real estate brokerage firm from the sale proceeds and 3) customary closing costs up to Two Hundred and 00/100 Dollars (\$200.00) shall be paid from the sale proceeds; and be it further

RESOLVED, that the P&DD Director, or his or her authorized designee, is authorized to execute any required instruments to make and incorporate technical amendments or changes to the quit claim deed (including but not limited to corrections to or confirmations of legal descriptions, or timing of tender of possession of particular parcels) in the event that changes are required to correct minor inaccuracies or are required due to unforeseen circumstances or technical matters that may arise prior to the conveyance of the Property, provided that the changes do not materially alter the substance or terms of the transfer and sale; and be it finally

RESOLVED, that the quit claim deed will be considered confirmed when executed by the P&DD Director, or his or her authorized designee, and approved by the Corporation Counsel as to form.

(See Attached Exhibit A)

EXHIBIT A

LEGAL DESCRIPTION

Property situated in the City of Detroit, Wayne County, Michigan, described as follows:

W DEXTER LOT 138 SULLIVANS DEXTER BLVD SUB NO 1 L55 P53 PLATS, W C R 14/211
20 X 100

a/k/a 13113 Dexter
Tax Parcel ID 14006184.

Description Correct
Engineer of Surveys

By: _____
Basil Sarim, P.S.
Professional Surveyor
City of Detroit/DPW, CED



CITY OF DETROIT
PLANNING AND DEVELOPMENT DEPARTMENT

COLEMAN A. YOUNG MUNICIPAL CENTER
2 WOODWARD AVENUE SUITE 808
DETROIT, MICHIGAN 48226
(313) 224-1339 • TTY:711
(313) 224-1310
WWW.DETROITMI.GOV

62

September 27, 2019

Detroit City Council
1340 Coleman A. Young Municipal Center
Detroit, MI 48226

**RE: Transfer of Jurisdiction/ Property Sale
Harry Downey Playfield (a/k/a 3090 Humboldt)**

Honorable City Council:

We are in receipt of an offer from FCC Committee For Civic and Social Causes, a Michigan Nonprofit Corporation ("the Purchaser") to purchase 3090 Humboldt ("the Property") for the amount of Ten Thousand and 00/100 Dollars (\$10,000.00). This property measures approximately 36,315 square feet and is zoned R3 (Low Density Residential).

The Recreation Department has declared the property surplus to their needs. In order to facilitate this transaction, we request that your Honorable Body approve the transfer of the Property, as described in the attached Exhibit A, from the Recreation Department to the Planning and Development Department. In accordance with Chapter 14, Article 8 of the Detroit City Code, the Finance Director has designated the Planning and Development Department responsible for its management.

FCC proposes to make improvements and continue the use of the Property as a pocket park. This would beautify the neighborhood and help support the adjacent Fountain Court Apartments located at 3088 Lawton.

We, therefore, request that your Honorable Body approve the transfer of jurisdiction of the Property, as described in the attached Exhibit A, from the Recreation Department to the Planning and Development Department and the designation of this property as surplus.

Further, we request that your Honorable Body approve the sale and authorize the Director of the Planning and Development Department, or his or her authorized designee, to execute a deed and such other documents as may be necessary or convenient to effect a transfer of the Property to FCC Committee For Civic and Social Causes, a Michigan Nonprofit Corporation.

Respectfully submitted,

Katharine G. Trudeau
Deputy Director

MC/AJM

cc: Stephanie Washington, Mayor's Office

CITY CLERK 20180074-AFT1110

RESOLUTION

By Council Member _____

WHERAS, in accordance with the foregoing communication, a request has been made to your Honorable Body to approve the transfer of jurisdiction and the declaration of surplus of 3090 Humboldt (“the Property”), as described in the attached Exhibit A, from the Recreation Department to the Planning and Development Department (“P&DD”) and, in accordance with Chapter 14, Article 8 of the Detroit City Code, the Finance Director has designated P&DD responsible for its management; and:

WHEREAS, P&DD has received an offer from FCC Committee For Civic and Social Causes, a Michigan Nonprofit Corporation (“the Purchaser”) requesting the conveyance by the City of Detroit of the Property; and

WHEREAS, the Purchaser intends to continue the use of the Property as a pocket park; and

WHEREAS, the project area is zoned R3 (Low Density Residential). Any uses of the Property shall be consistent with and subject to the guidelines and approval processes for zoned areas.

NOW. THEREFORE, BE IT RESOLVED, that the transfer of jurisdiction and declaration of surplus of the Property, as more particularly described in the attached Exhibit A, from the Recreation Department to the Planning and Development Department is hereby approved; and be it further

RESOLVED, that Detroit City Council hereby approves of the sale of the Property, as more particularly described in the attached Exhibit A, to FCC Committee For Civic and Social Causes, a Michigan Nonprofit corporation, for the purchase price of Ten Thousand and 00/100 Dollars (\$10,000.00); and be it further

RESOLVED, that the Director of the Planning and Development Department, or his or her authorized designee, is authorized to execute a quit claim deed and other documents necessary or convenient to execute the sale consistent with this resolution; and be it further

RESOLVED, that the following Property Sales Services Fees be paid from the sale proceeds pursuant to the City’s Property Management Agreement with the Detroit Building Authority (“DBA”): 1) Two Thousand Five Hundred and 00/100 Dollars (2,500.00) shall be paid to the DBA from the sale proceeds, 2) Five Hundred and 00/100 Dollars (\$500.00) shall be paid to the DBA’s real estate brokerage firm from the sale proceeds and 3) customary closing costs up to Two Hundred and 00/100 Dollars (\$200.00) shall be paid from the sale proceeds; and be it further

RESOLVED, that the P&DD Director, or his authorized designee, is authorized to execute any required instruments to make and incorporate technical amendments or changes to the quit claim deed (including but not limited to corrections to or confirmations of legal descriptions, or timing of tender of possession of particular parcels) in the event that changes are required to correct minor inaccuracies or are required due to unforeseen circumstances or technical matters that may arise prior to the conveyance of the Property, provided that the changes do not materially alter the substance or terms of the transfer and sale; and be it finally

RESOLVED, that the quit claim deed will be considered confirmed when executed by the P&DD Director, or his authorized designee, and approved by the Corporation Counsel as to form.

(See Attached Exhibit A)

EXHIBIT A

LAND IN THE CITY OF DETROIT, COUNTY OF WAYNE AND STATE OF MICHIGAN BEING:

E HUMBOLDT LOTS 106 THRU 109 BRADISH & HUBBARDS SUB L1 p 133 PLATS
WCR 10/27 36472 SQ FT

DESCRIPTION CORRECT

BY _____
ENGINEER OF SURVEYS

A/K/A 3090 HUMBOLDT
WARD 10 ITEM 008119-48